NOTICE OF REGULAR COUNCIL MEETING

In accordance with § 38-431.02 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of City Council and to the general public that the Mayor and Council of the City of San Luis, Arizona will hold a Regular City Council meeting at 6:00 p.m., Wednesday, May 22, 2024. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. The public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 E. Union Street, San Luis, Arizona, 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. § 1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. § 1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Sonia Cornelio, City Clerk

AVISO DE JUNTA REGULAR

De acuerdo con los Estatutos del Estado de Arizona A.R.S. § 38-431.02, se le informa a los miembros del Cabildo y al público en general que el Alcalde y el Cabildo, tendrán una Junta Regular a las 6:00 p.m., el día Miercoles, 22 de Mayo del 2024. La junta se llevará a cabo en la Sala del Cabildo, ubicada en el 1090 E. Union Street, San Luis, Arizona, 85349. El público está invitado a la junta.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación del 1973, la Ciudad de San Luis, Arizona no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la Ciudad, contactar al: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, Arizona, ubicado en el 1090 E. Union Street, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de este aviso y de acuerdo con los Estatutos del Estado de Arizona A.R.S § 1-602.A.9, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar el consentimiento ante el Estado o cualquiera de sus subdivisiones políticas para hacer una grabación de audio o video de su hijo menor de edad. Las juntas del Cabildo se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden dar el consentimiento por escrito con la Secretaria de la Ciudad a tal grabación, o tomar acción personal para asegurarse que su hijo menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con los Estatutos del Estado de Arizona A.R.S. § 1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Sonia Cornelio, Actuaria de la Ciudad

AGENDA
Regular Meeting
San Luis City Council
Council Chambers
1090 E. Union Street
San Luis, AZ 85349
May 22, 2024
6:00 p.m.

PLEASE TAKE NOTICE THAT MEMBERS OF THE CITY COUNCIL WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION. THE MAYOR OR ACTING MAYOR FOR THIS MEETING MAY CHANGE THE ORDER OF THE ITEMS; IF AUTHORIZED BY LAW AND BY A MAJORITY VOTE OF A QUORUM OF CITY COUNCIL MEMBERS PRESENT, AN EXECUTIVE SESSION WILL BE HELD IMMEDIATELY FOLLOWING THE VOTE IN ACCORDANCE WITH A.R.S. § 38-431.03(A) AND THE MEETING WILL BE TEMPORARILY RECESSED WHILE THE CITY COUNCIL RETIRES TO EXECUTIVE SESSION WHICH WILL NOT BE OPEN TO THE PUBLIC.

TENGA EN CUENTA QUE LOS MIEMBROS DEL CABILDO DE LA CIUDAD ASISTIRÁN EN PERSONA, TELÉFONO O COMUNICACIÓN POR VIDEO CONFERENCIA. LA ALCALDESA O ALCALDE INTERINO DE ESTA REUNIÓN PUEDE CAMBIAR EL ORDEN DE LOS TEMAS; SI ESTÁ AUTORIZADO POR LA LEY Y POR MAYORÍA DE VOTOS DE UN QUÓRUM DE MIEMBROS DEL CABILDO PRESENTES, SE LLEVARÁ A CABO UNA SESIÓN EJECUTIVA INMEDIATAMENTE DESPUÉS DE LA VOTACIÓN DE ACUERDO CON LOS ESTATUTOS DEL ESTADO DE ARIZONA A.R.S. § 38-431.03 (A) Y LA REUNIÓN SERÁ TEMPORALMENTE RECESADA MIENTRAS EL CABILDO DE LA CIUDAD SE RETIRE A UNA SESIÓN EJECUTIVA QUE NO ESTARÁ ABIERTA AL PÚBLICO.

1. **CALL TO ORDER/ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **INVOCATION**

4. **PRESENTATIONS**

4. A. Presentation of New Executive Director of 4FrontED - Victor Remigio Martinez Cantu. **(Armando Esparza, Director of Economic Development and Government & Foreign Affairs)**

4. B. Introduction of the Girl Scouts Troop 360, followed by their performance of the Girl Scouts Promise and Law, including closure with their Make New Friends song and Friendship Circle. **(Olivia Jenkins, Operations Coordinator and Girl Scouts Troop 360)**

4. C. Presentation and recognition of the 2024 - 1st Quarter Awardees by the Employee Recognition and Awards Program (ERAP) for their outstanding work with the City of San Luis. **(Enrique Lopez, ERAP Chair)**

5. **CONSENT AGENDA**
All matters are considered to be routine by the City Council and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

5. A. **MINUTES OF**
- Regular Council meeting held April 24, 2024
- Budget Retreat held April 26 & 27, 2024

5. B. **DISBURSEMENTS FROM MAY 2, 2024 TO MAY 15, 2024**
Total $1,439,166.70
(One Million, Four Hundred Thirty-Nine Thousand, One Hundred Sixty-Six Dollars and Seventy Cents)

5. C. Discussion and possible action on any and all matters regarding ratification of the contract with the Arizona Interagency Farmworkers Coalition, Inc. for scholarships for students who are residents of San Luis for secondary education. **(Kay Marion Macuil, City Attorney and Jenny Torres, Acting City Manager)**

5. D. Discussion and possible action on any and all matters regarding the Small Business Development Center ("SBDC") Intergovernmental Agreement between San Luis and Arizona Western College per Council's Approval on July 19, 2023, of the request for funding for the Fiscal Year 2023-2024. **(Jenny Torres, Acting City Manager)**

5. E. Discussion and possible action on any and all matters regarding Order No. 2024-03. An Order of the Mayor and City Council of the City of San Luis, Arizona, (1) authorizing and directing the acquisition of all property necessary for the expansion of City Departments by dedication, donation, purchase, or exchange, and (2) authorizing the City Manager to take any and all actions in furtherance of the acquisitions. **(Jenny Torres, Acting City Manager)**

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

6. A. Discussion and possible action on any and all matters regarding consideration of the Greater Yuma Economic Development Corporation's inclusion in the City Council's Contractual Services budget for the Fiscal Year 2024-2025. **(Jenny Torres, Acting City Manager)**

6. B. Public Hearing followed by discussion and possible action on any and all matters regarding Resolution No. 2306. A Resolution of the Mayor and City Council of the City of San Luis, Arizona, amending and adopting various fees for Permit and Applications related to Development Services and Public Works Departments. **(Jose A. Guzman, Director of Development Services and Eulogio Vera, Director of Public Works)**

A. Open Public Hearing
   1. Staff Presentation
   2. Call to the public on this item
B. Close Public Hearing
C. Action on Resolution No. 2306

6. C. Discussion and possible action on any and all matters regarding the acceptance and award of a construction contract to GCI Construction & Inspections, LLC for the construction of a new East Wastewater Treatment Plant Chlorine Building. **(Jorge Perez, Assistant Director of Public Works)**

6. D. Discussion and possible action on any and all matters regarding Resolution No. 2309. A resolution of the Mayor and City Council of the City of San Luis, Arizona, initiating procedures for an Alternative Expenditure Limitation (also known as the Home Rule Option) by adopting a notice of public hearings, establishing a deadline for submission of pro and con statements for the November 5, 2024, General Election ballot; and declaring an emergency. **(Sonia Cornelio, City Clerk)**

(6 votes in favor are required in order to pass immediately as an emergency measure per A.R.S. § 19-142)

6. E. Discussion and possible action on any and all matters regarding Resolution No. 2310. A Resolution of the Mayor and City Council of the City of San Luis, Arizona, establishing deadlines for Pro and Con Statements for the November 5 th, 2024, General Election Ballot on the Southwest Gas Franchise Agreement; and declaring an emergency. **(Kay Marion Macuil, City Attorney)**

(6 votes in favor are required in order to pass immediately as an emergency measure per A.R.S. § 19-142)

7. SUMMARY OF CURRENT EVENTS
Events by Mayor, Council Members and/or City Manager pursuant to A.R.S. § 38-431.02 (K).

8. CALL TO THE PUBLIC
This is the time for the public to comment. Members of the City Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01 (H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.

9. ADJOURNMENT

PRESENTATION

Regular City Council Meeting **4. A.**

Meeting Date: 05/22/2024

Submitted By: Armando Esparza, Administration, Economic Development

Presentation Topic/Summary:

Presentation of New Executive Director of 4FrontED - Victor Remigio Martinez Cantu. **(Armando Esparza, Director of Economic Development and Government & Foreign Affairs)**

PRESENTATION

Regular City Council Meeting **4. B.**

Meeting Date: 05/22/2024

Submitted By: Olivia Jenkins, Administration

Presentation Topic/Summary:

Introduction of the Girl Scouts Troop 360, followed by their performance of the Girl Scouts Promise and Law, including closure with their Make New Friends song and Friendship Circle. **(Olivia Jenkins, Operations Coordinator and Girl Scouts Troop 360)**

PRESENTATION

Regular City Council Meeting **4. C.**

Meeting Date: 05/22/2024

Submitted By: Crystal Ochoa, Parks & Recreation Department

Presentation Topic/Summary:

Presentation and recognition of the 2024 - 1st Quarter Awardees by the Employee Recognition and Awards Program (ERAP) for their outstanding work with the City of San Luis. **(Enrique Lopez, ERAP Chair)**

Attachments

EPRA Recipients - 1st Quarter 2024

1ST QUARTER 2024

EMPLOYEE RECOGNITION
& AWARDS PROGRAM
CITY OF SAN LUIS, AZ

MARCO GOMEZ &
RODRIGO RODARTE

On behalf of the ERAP Committee, we would like to congratulate and present you with the

ACHIEVEMENT AWARD!

Congratulations in winning this quarter! Your hard work and dedication to your department and the City of San Luis is greatly appreciated and will not go unnoticed. We recognize and appreciate your dedicated efforts.

ENRIQUE LOPEZ- ERAP CHAIR

CRYSTAL OCHOA- ERAP VICE-CHAIR

1ST QUARTER 2024

EMPLOYEE RECOGNITION
& AWARDS PROGRAM
CITY OF SAN LUIS, AZ

CLAUDIA MONTOYA

On behalf of the ERAP Committee, we would like to congratulate and present you with the

AWARD OF EXCELLENCE!

Congratulations in winning this quarter! Your hard work and dedication to your department and the City of San Luis is greatly appreciated and will not go unnoticed. We recognize and appreciate your dedicated efforts.

ENRIQUE LOPEZ- ERAP CHAIR

CRYSTAL OCHOA- ERAP VICE-CHAIR

1ST QUARTER 2024

EMPLOYEE RECOGNITION
& AWARDS PROGRAM
CITY OF SAN LUIS, AZ

SOLID WASTE DIVISION

On behalf of the ERAP Committee, we would like to congratulate and present you with the

SAFETY AWARD!

Congratulations in winning this quarter! Your hard work and dedication to your department and the City of San Luis is greatly appreciated and will not go unnoticed. We recognize and appreciate your dedicated efforts.

ENRIQUE LOPEZ- ERAP CHAIR

CRYSTAL OCHOA- ERAP VICE-CHAIR

AGENDA ITEM REVIEW FORM

Regular City Council Meeting **5. A.**

Meeting Date: 05/22/2024

Summary

MINUTES OF

- Regular Council meeting held April 24, 2024
- Budget Retreat held April 26 & 27, 2024

Attachments

4/24/2024 RCM

4/26 & 4/27/2024 Budget Retreat

M I N U T E S
Regular Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
April 24, 2024
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 Gloria Torres
Council Member Luis E. Cabrera
Council Member Maria Cecilia Cruz
Council Member Tadeo Azael De La Hoya
Council Member Matias Rosales
Council Member Javier Vargas

OTHERS PRESENT:
Jenny Torres, Acting City Manager
Kay Macuil, City Attorney
Sonia Cornelio, City Clerk
Adela Cortez, Director of Human Resources
Antonio Maldonado, Video Production Specialist
Domingo Sosa, Graphics and Media Specialist
Edgar Esparza, Billing & Collections Manager
Francia Alonso, Public Information Officer
Joel Arizmendi, I.T. Help Desk Technician
Jorge Perez, Assistant Director of Public Works
Lizette Varela, Assistant Director of Parks & Recreation
Manuel Hernandez, Assistant Director of Public Works
Maria Sabori, Risk Manager
Melissa Lopez, Deputy City Clerk
Miguel Ramirez, Finance Accounting Manager
Olivia Jenkins, Operations Coordinator
Roula Encinas, Acting Director of Finance
Albert Leon, Resident
Cesar Neyoy, Reporter
Esteban Rosales, Resident
Fabher Sanchez, Resident
Gilberto Zarate, Resident
James Allen Jr., Resident
Jorge Villicaña, Resident
Lucky Hoyos, Resident
Lucy Lopez, Reporter
Luis Marquez, Resident

Luisa Arreola, Resident
Maria Robles, Resident
Mark Concha, Resident
Nydia Mendenhall, Resident

2. PLEDGE OF ALLEGIANCE

Vice Mayor Gloria Torres led the Pledge of Allegiance.

3. INVOCATION

Preacher Alberto Geraldo – Iglesia de Cristo led the invocation.

4. CALL TO THE PUBLIC

Ms. Maricarmen Lopez, Business Counselor for Small Business Development, invited the community to celebrate Small Business Week next week by participating shopping locally.

Mr. Gilberto Zarate, 848 Orquidea Street, San Luis, AZ, stated that his personal opinion regarding the people wearing the blue shirts is that they are not in agreement with something that several years, specifically in 2019, was proposed to residents. Former Mayor Gerardo Sanchez announced back then, that there would be a deficit within a period of two (2) years, four (4) years have already passed and now the city faces the problem that there are no funds. Those funds are needed for the benefit of the city. There are going to be adjustmenst to how things are going, personnel cuts and families will be affected. The ones previously in the City Council know and the new ones now understand that adjustments must be made. He supports the proposition, as it will benefit the city. He voices what he thinks, even if he has differences with this or that other person and supports what is right for the city. This is for a long term, but many people do not see it as a benefit for themselves and the community. The people that once supported it are now against it, why, if it is the same proposal from four (4) years ago? He added that all have to be in agreement and together in something that will benefit this city.

Ms. Luisa Arreola, 3685 E. San Pedro Street, San Luis, AZ, mentioned that she is the President of the Gadsden School District Union, and announced that historically, they are the majority. There are over 500 employees and the majority are in the union. She added that there is a group of canvassers of the association that will be knocking on doors to provide information about public education. The goal is to knock on more than 25,000 doors to bring that information to the parents and the community. What is happening with the public education? They are public servants and they have to know what is happening with their funds, because public education is getting funding cuts. There are no jobs nor teachers, not only in this community, but throughout the state because resources are being cut. The information they will provide will be so that the community can support the teachers and public servants who decide to be in these professions for their children and the community.

Ms. Mily Verdugo, 18715 Gadsden Street, Gadsden, AZ, commented that she is a local community artist and last Friday a cultural event took place called Arte en la Calle. She participated and experienced some inconveniences and failures that were seen. She will ask for a private meeting with Mayor Riedel to express her feelings because she is also an art promoter and knows all the local artists and has done her own cultural events. She knows what she is talking about and Lizeth Varela has provided her support, but unfortunately this past weekend she did not have her support. She also wanted to speak on behalf of the younger generations because they need the artistic and cultural platforms in the City of San Luis. There is a cultural center where there is no room for the artists nor art instructors, they have many obstacles. She wanted to be an art instructor and barely had two (2) or three (3) children, but the procedure was more cumbersome. She asked to be a volunteer and she was not given that opportunity, she has been waiting for two (2) months for that opportunity as a volunteer at Parks & Recreation through an internship and has not been given to her. Many of the people present know her and know that she has been a volunteer of the city and the county for more than 15 years. Last Friday, there were two (2) separate events, she can talk about the event outside, which is the one she had to experienced. She stated that they were left without electricity having so many lamps, that was one of the problems she encountered. She promotes her culture so that one can be proud politicians of ones own race.

Ms. Maria Garcia, 4173 E. Monreal Lane, San Luis, AZ, stated that she is a wife and mother of three (3) children and a citizen of the State of Arizona. She is disabled and a business owner adding that last week she was at the Senior Center. The seniors welcomed her with great joy and when she finished her event with them, the lady who assisted her told her that, that was not allowed to be done there and she would not be able to return to the Senior Center. Her question is why can't she go back? She feels that the seniors are able to make their decisions on how they can spend their money. What she is providing are accessible accessories for $5.00. She also indicated that there is not enough accessible parking for handicap at different locations throughout the city. When she arrived to City Hall, she was not able to locate a handicap parking, there are enough handicap parking spaces at WalMart, but not at Del Sol Market. She feels that only true handicapped people should be the ones using those parking spaces.

Mr. James Allen Jr., 1549 Babbit Lane, San Luis, AZ, commented he is a United States Navy retired 21 years. He specified, he is the chairman of the committee Against 422 Proposition, the reason why he is there is because the people have not been thoroughly advised of what ramifications it will happen to all the people if they vote yes on Proposition 422. He feels that under a different setting, if the people were knowledgeable, maybe something could be done with that proposition. However, the signs that are out in the community are very vague at best and do not direct to an understanding but rather bring confusion. He added that the people in the audience wearing sky blue t-shirts with the advertisements on them are citizens of the City of San Luis. These are people that have a stake in what that proposition can do to them; the proposition can cause a lot of negative things. It is an open ended proposition that does not have an expiration date, the amount can go up and it can stabilize depending on if more persons live in San Luis.

He added, but the other thing, if the people living here right now, do not understand what 422 is, he stands with hem saying no Proposition 422 by any means and they will stand by any means necessary to stop it and to advise the people of this city that they should be educated as to what it will do.

Mr. Fabher Sanchez, 3779 San Gabriel Street, San Luis, AZ, mentioned that today he had the opportunity to see the people who were putting up signs on the streets. Mr. Marquez was one of them and he approached Mr. Marquez to ask him as a citizen what the opposition was about or why. He did not know how to respond and evaded the questions and left. To him, that was wrong because that is misinforming people or simply not informing them. The issue of Proposition 422 is to inform people what is about, it is about progess and having more funds to complete things that are needed in the community. There are no funds and misinforming people nothing will be achieved. He can have a debate with anyone regarding Proposition 422 to inform people and he can also ask any of the people wearing the blue t-shirt what is the tax they pay for them to say no more taxes. There are no taxes and a few subdivisions pay for everyones. They say that the female developers, he does not know if Mr. Marquez knows that developers deliver the subdivisions to the city and developers do not have any benefit on taxes. He asked to not misinformed and harm people; this is the development and future of ones children and families. Don't be against the advancement of the future, one is no longer from 20 years ago, one is young and want progress. People wearing the blue t-short or has the yellow sign do not know what they are talking about. He ask residents to approach those of Proposition 422 who are young, entrepreneurs, well-known people and thinking people. Check who is behind the Committee No More Taxes and their profiles and compare them to the those behind Proposition 422. He ask to vote in favor of progress and not regression with Mr. Luis Marquez.

Mr. Jorge Villicaña, 1445 Babbitt Lane, San Luis, AZ, indicated that one of the things that has worried him about Proposition 422 is that the community was not well informed about what it was about, probably for the community to accept Proposition 422. But in reality, residents have some high taxes like 10.7% and he does not think that one (1) more tax is needed since most of the people who live in San Luis, Arizona, are field and seasonal workers. He also mentioned that there is a newspaper article that says San Luis faces a cut of $2.7 million in state funds and will cut capital projects to what Mayor Riedel responded on the article the situation looks difficult. But he wonders, if the situation being faced in San Luis, Arizona is difficult, why is the city spending over $50,000.00 in a lawsuit with Pastor Castro. He thinks the best decision is for the City Council to reach an agreement with this ministry that helps people a lot with the distribution of food. He wants people to know that the government is of the people and for the people. People place them and people takes them out. He asked to not be allowed to be intimidated by people and if one thinks it is a good or bad election so be it.

Ms. Adela Silva, 1139 N. Villarreal Avenue, San Luis, AZ, stated she is an active member of the Gadsden Education Association and as part of the leadership team, she is the link for the employees of the transportation department.

She added to Ms. Arreola's statement earlier that at state level the goal is to knock 3,150 doors weekly and in her area it is more than 350 doors, but the overall goal is more than 25,000 doors.

Mayor Nieves Riedel invited the public to attend the Budget Retreat this weekend to know about the magnitude of the financial problem of the city. The Budget Retreat will be held on Friday and Saturday April 26 from 5:00 pm to 7:00 pm and April 27, 2024 from 8:00 a.m. to 5:00 p.m. She stated that the city's finances are bad, but assured that they are in good hands as city employees make miracles.

5. PROCLAMATIONS

5. A. Proclamation - National Small Business Week April 28 - May 4, 2024
5. B. Proclamation - Economic Development Week May 6-10, 2024
5. C. Proclamation - Municipal Clerks Week May 5-11, 2024
5. D. Proclamation - Building Safety Month May 2024
5. E. Proclamation - National Bike Month May 2024

Mrs. Sonia Cornelio, City Clerk, read the proclamations by title only.

6. CONSENT AGENDA

6. A. MINUTES OF
- Regular Council meeting held March 27, 2024

6. B. DISBURSEMENTS FROM APRIL 4, 2024 TO APRIL 17, 2024
Total $1,415,526.91
(One Million, Four Hundred Fifteen Thousand, Five Hundred Twenty-Six Dollars and Ninety-One Cents)

MOTION: Council Member Javier Vargas/Council Member Tadeo Azael De La Hoya approve the Consent Agenda as presented. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Gloria Torres	Aye
Council Member 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 Javier Vargas	Aye

7. DISCUSSION AND POSSIBLE ACTION ITEMS:

7. A. Discussion and possible action on any and all matters regarding the acceptance and approval for the filing of the Annual Comprehensive Financial Report for the City of San Luis, Fiscal Year Ended June 30, 2023. (Roula Encinas, Acting Director of Finance and Heinfeld, Meech & Co., P.C.)

Ms. Roula Encina, Acting Director of Finance, introduced Ms. Britney Williams, an Engagement Partner of the Audit Firm Heinfeld, Meech & Co.

Mr. Williams stated that they issued a number of reports this year related to Fiscal Year Audit 23. The first report is the Independent Auditors Opinion Report on the Annual Financial Statements as well as a Clean Opinion Report and there were no issues. They also issued an Unmodified Opinion Report and as far as the Single Audit Reporting package, page 8 indicates what their opinion was over the financial statements and over the Federal Compliance Audit, they had clean opinions on everything and there were no findings on any of the reports.

MOTION: Council Member Javier Vargas/Council Member Tadeo Azael De La Hoya to accept and approve the filing of the Annual Comprehensive Financial Report for the City of San Luis for the Fiscal Year Ended June 30, 2023. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Gloria Torres	Aye
Council Member 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 Javier Vargas	Aye

7. B. Discussion and possible action on any and all matters regarding the acceptance and award of a contract to Dana Kepner Company, Inc. for the Water Meter Replacement Contract and Implementation of an Advanced Metering Infrastructure (AMI) System. (Edgar Esparza, Billing and Collections Manager)

Mr. Edgar Esparza, Billing and Collections Manager, explained that this item is for the acceptance and the contract award to Dana Kepner Company for the water meter replacement program and implementation of Advanced Metering Infrastructure (AMI) System. A total of 4,700 water meters and antennas will be replaced and the reading system will be upgraded, which will allow staff to obtain remotely reads and set up alerts for leaks as well as detecting any temperature of the meters. With the new AMI, residents will be provided with a customer portal so they can access their water meter information. Staff had a bid opening and received three (3) proposals and Dana Kepner was the one with the highest score. Dana Kepner has installed more than ten (10) AMI solutions in Arizona.

Additionally, the City of San Luis has worked with Dana Kepner for over 20 years and know their products. The project is scheduled to begin by the end of May or early June and be completed by the end of September 2025. The total cost of the project is $2,761,474.63 and the money received from WIFA will be used in the amount of $2,017,065.21 with a matching fund of $744,490.42. He added that the grant did help and had it not been for the grant, staff would have not been able to proceed with the project.

Council Member Maria Cecilia Cruz stated she is glad staff searches for grants, although the City Council allocates funding for projects, sometimes, it is not enough. She congratulated Mr. Esparza for obtaining the grant.

Some discussion took place amongst City Council and staff regarding whether it was the same project from 2018-2019, costs and interruptions on services during the transition, the cost then was $1.8 million.

MOTION: Council Member Maria Cecilia Cruz/Council Member Luis E. Cabrera to accept and award a contract to Dana Kepner Company, Inc. for the water meter replacemet programs and implementation of an adavanced metering infrastructure (AMI), as presented and to approve the budget transfer as stated in the fiscal impact. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Gloria Torres	Aye
Council Member 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 Javier Vargas	Aye

7. C. Discussion and possible action on any and all matters regarding the purchase of electrical equipment for the Water Well Site #5 Project. (Jorge Perez, Assistant Director of Public Works)

Mr. Jorge Perez, Assistant Director of Public Works, stated this is for the construction of a new well for the filtration system at Well Site No. 5 also known as the Public Works Yard. The city has already procured the filtration system as well as the pre-engineered metal building being constructed. The well was drilled by KP Ventures and is near completion. The project is seeking general contractors for putting everything together and construct the well site. He added that staff is asking for the authorization to purchase the electrical equipment needed for the service entrance, automatic transfer switch and the generator for this project. The equipment has lead times of up to a year or more; staff was not able to procure the equipment before as the design was not completed. Going into formal bid process will only add at least two (2) more months to the lead time of delivery.

Staff requested three (3) proposals from local vendors; Specialty Electric was $204,036.00 with a lead time of 367 days, D&H Electric was $199,900.00 with a lead time of 420 days and WW Williams was not able to provide a complete proposal. Staff recommends Specialty Electric and to waive formal procurement code.

MOTION: Council Member Luis E. Cabrera/Council Member Javier Vargas approve the purchase of electrical equipment for Well Site No. 5 project in the amount of $204,036.00 and to waive formal purchasing procedures for the reasons presented. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Gloria Torres	Aye
Council Member 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 Javier Vargas	Aye

8. SUMMARY OF CURRENT EVENTS

Events by Mayor, Council Members and/or City Manager pursuant to A.R.S. § 38-431.02 (K).

Council Member Luis E. Cabrera reported today is Administrative Professionals Day and congratulated all the Administrative Professionals the city adding they are a great asset to the community.

Mayor Nieves Riedel reported the South West Off Road event was a success, she added it will take place again in October 2024 and many participants come from all over Mexico and different states from the United States. The city should be promoting some of these things so that the community can be brought together.

Council Member Matias Rosales reported that he and Council Member Maria Cecilia Cruz attended the Yuma Regional Medical Center Shadow a Doctor Day. They toured the facility and other areas that they normally do not see when one is visiting the hospital.

Council Member Maria Cecilia Cruz added that it was an exciting tour and she got to be in the operating room with a real patient and experienced the surgery with the robotic machine. On a separate note, she reported she attended the Senior Center where the Border Patrol came and gave a presentation with their K9.

9. EXECUTIVE SESSION:

Discussion and possible action to hold an executive session pursuant to A.R.S. § 38-431.03(A)(3) on any and all matters regarding discussion or consultation for legal advice with the City Attorney regarding compensation for the City Council members. (Kay Marion Macuil, City Attorney)

MOTION: Council Member Javier Vargas/Council Member Gloria Torres to go into Executive Session at approximately 6:57 p.m. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Gloria Torres	Aye
Council Member 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 Javier Vargas	Aye

10. MOTION TO GO BACK INTO REGULAR SESSION

MOTION: Council Member Tadeo Azael De La Hoya/Council Member Javier Vargas to go back into Regular Session at approximately 7:28 p.m. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Gloria Torres	Aye
Council Member 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 Javier Vargas	Aye

11. DISCUSSION AND POSSIBLE ACTION ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2307. A resolution of the Mayor and City Council of the City of San Luis, Arizona, setting the compensation to be paid to City Council Members; establishing an effective date; repealing Resolution No. 1062; repealing any other conflicting provisions; and providing for severability. (Kay Marion Macuil, City Attorney)

MOTION: Council Member Tadeo Azael De La Hoya/Council Member Matias Rosales to table the item. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Gloria Torres	Aye
Council Member 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 Javier Vargas	Aye

12. ADJOURNMENT

MOTION: Council Member Tadeo Azael De La Hoya/Council Member Luis E. Cabrera to adjourn the Regular Council meeting at approximately 7:29 p.m. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Gloria Torres	Aye
Council Member 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 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 April 24, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

_____
Sonia Cornelio, City Clerk

MINUTES
Budget Retreat
Cesar Chavez Cultural Center
1015 N. Main Street
San Luis, AZ 85349
April 26, 2024 at 5:00 p.m.
April 27, 2024 at 8:00 a.m.

1. CALL TO ORDER/ROLL CALL: Mayor Nieves Riedel called the Budget Retreat meeting to order at approximately 5:04 p.m.

PRESENT:
Mayor Nieves Riedel
Council Member Tadeo Azael De La Hoya-arrived at 5:05 p.m.
Council Member Javier Vargas
Vice Mayor Gloria Torres
Council Member Luis E. Cabrera
Council Member Matias Rosales
Council Member Maria Cecilia Cruz

OTHERS PRESENT:
Jenny Torres, Acting City Manager
Sonia Cornelio, City Clerk
Kay Marion Macuil, City Attorney
Adela Cortez, Director of Human Resources
Amanda Mahon, City Prosecutor
Angel Ramirez, Fire Chief
Angelica Roldan, Director of Parks & Recreation
Antonio Maldonado, Video Production Specialist
Armando Esparza, Director of Economic Development
Carlos Pacheco, Police Department
Domingo Sosa, Graphics and Media Specialist
Edgar Esparza, Billing & Collections Manager
Eulogio Vera, Director of Public Works
Fernando Corona, Acting IT Manager
Francia Alonso, Public Information Officer
Joaquin Campa, Building Official
Joel Arizmendi, I.T. Help Desk Technician
Jorge Perez, Assistant Director of Public Works
Jose A. Guzman, Director of Development Services
Josue Cerda, I.T. Specialit
Lizette Varela, Assistant Director of Parks & Recreation
Manuel Hernandez, Assistant Director of Public Works
Miguel Ramirez, Finance Accounting Manager
Nigel Reynoso, Police Chief
Olivia Jenkins, Operations Coordinator
Roula Encinas, Acting Director of Finance
Yolanda Dueñas, Facilities Supervisor
Christian Cuevas, Translator
Esteban Rosales, Resident
Gilberto Zarate, Resident

James Allen Jr., Resident

2. DISCUSSION ITEMS:

2. A. Discussion and review on any and all matters regarding the proposed City of San Luis Budget for Fiscal Year 2024-2025 by staff. (Department Managers – April 26, 2024)

Mayor Nieves Riedel thanked everyone involved in putting this meeting together and asked for a moment of silence in honor of Mr. Jesus De Leon, a Retired Sergeant from the City of San Luis, who passed away.

Mrs. Jenny Torres, Acting City Manager, informed that the Budget Retreat is being livestreamed and added that this is an open meeting, but no public comments will be allowed. She thanked everybody involved in putting this meeting together and all department managers for putting together their presentations.

Finance Department

Mrs. Roula Encinas, Acting Director of Finance, made a PowerPoint presentation that contained the city's financial outlook, challenges, and opportunities. This presentation also included strategies and priorities for the upcoming fiscal year, which included operational needs, infrastructure investment, personnel reclassification requests, and salary adjustment market. The goal is to ensure commitment to service sustainability and community development. The presentation included the following: Budget Retreat Objectives, Budget Timeline, 2025 Budget Priorities, Financial Historical Data, Revenue, General Fund Revenues, State Shared Revenues Comparison FY 24 vs FY 25, Expenses, Expenditure Limitation for FY 25 $60,007,542, Reconciliation of the Budget Expenses FY 25 with the Annual Expenditure Limitation Amount by State Statute and Looking Ahead of FY 2025. A copy of the presentation is included with the complete agenda packet filed with the City Clerk's Office.

Public Works Department

Mr. Eulogio Vera, Director of Public Works, made a PowerPoint presentation that included the following: Public Works Administration personnel and capital improvement project requests, as well as the Engineering Department personnel and reclassification requests.

Mr. Manuel Hernandez, Assistant Director of Public Works, presented the Highway Users Division personnel reclassification and capital improvement projects requests, Fleet Services Division personnel reclassification, and Solid Waste Division personnel and capital improvement projects requests.

Mr. Jorge Perez, Assistant Director of Public Works, presented the Water Division personnel and capital improvement projects, as well as the Wastewater Division personnel and capital improvement projects.

Council Member Luis E. Cabrera stated that $7 million in projects are projects that the community does not see as it is not an improvement to a facility but it is an improvement to

infrastructure and added that this information must be shared with the community so that they are aware of where their money is invested.

Council Member Maria Cecilia Cruz agreed with Council Member Luis E. Cabrera and added that the residents need to get educated so that they are aware of where their money is invested. Any revenue that an enterprise funds account generates can only be spent on that specifically.

A copy of the presentation is included with the complete agenda packet filed with the City Clerk's Office.

2. B. Discussion and review on any and all matters regarding the proposed changes to the city's health benefits plan for Fiscal Year 2024-2025 by Mr. Oscar A. Diaz, CBIZ Vice President of Business Development. (Oscar A. Diaz, CBIZ Vice President of Business Development-April 26, 2024).

Mr. Oscar Diaz, CBIZ Vice President of Business Development, made a PowerPoint presentation which included the following: 2023/2024 Plan Changes Review, 2024/2025 Plan Future Changes, Medical and Dental Plan Claims Cost History, Net Paid Annualized Medical & Dental Insurance Cost, Medical Insurance Plan Preliminary Renewal, and Ongoing and Future Benefits Initiatives.

A copy of the presentation is included with the complete agenda packet filed with the City Clerk's Office.

MOTION: Council Member Tadeo Azael De La Hoya/Council Member Maria Cecilia Cruz to recess the Budget Retreat at approximately 6:32 p.m. Motion passed unanimously.

The vote was as follows:

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

The Budget Retreat reconvened on April 27, 2024, at approximately 8:01 a.m.

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

OTHERS PRESENT: Jenny Torres, Acting City Manager
Sonia Cornelio, City Clerk
Kay Marion Macuil, City Attorney
Adela Cortez, Director of Human Resources
Adriana Garcia, Human Resources Department
Amanda Mahon, City Prosecutor
Angel Ramirez, Fire Chief
Angelica Roldan, Director of Parks & Recreation
Antonio Maldonado, Video Production Specialist
Armando Esparza, Director of Economic Development
Edgar Esparza, Billing & Collections Manager
Eulogio Vera, Director of Public Works
Fernando Corona, Acting IT Manager
Francia Alonso, Public Information Officer
Joel Arizmendi, I.T. Help Desk Technician
Jorge Perez, Assistant Director of Public Works
Jose A. Guzman, Director of Planning & Zoning
Jose Pereda, Police Officer
Kathy Schaben, Superior Administrator
Lizette Varela, Assistant Director of Parks & Recreation
Manuel Hernandez, Assistant Director of Public Works
Michelle Boucher, Police Administrator
Maria Sabori, Risk Manager
Miguel Ramirez, Finance Accounting Manager
Olivia Jenkins, Operations Coordinator
Roula Encinas, Acting Director of Finance
Yolanda Dueñas, Facilities Supervisor
Christian Cuevas, Translator
Crystal Mendoza, Arizona Western College
Esteban Rosales, Resident
James Allen Jr., Resident

2. C. Discussion and review on any and all matters regarding the proposed City of San Luis Budget for Fiscal Year 2024-2025 by staff. (Department Managers – April 27, 2024)

Fire Department

Mr. Angel Ramirez, Fire Chief, made a PowerPoint presentation covering the following: Community Involvement, Calls for Service, Fire Truck Engine Pumper and CEP Stipend Increase and personnel requests. A copy of the presentation is included with the complete agenda packet filed with the City Clerk's Office.

Discussion was held, and comments were made by the Mayor, City Council, and staff.

Police Department

Mr. Nigel Reynoso, Chief of Police, thanked the Mayor and City Council for giving him the opportunity to lead the department and for their support and feedback from not only the City Council but also from the City Manager and Department Heads. He mentioned that the Police Department has great staff who are committed to go above and beyond to ensure that the community and visitors are provided with the best service. He added that the department is doing its best to remain visible and accessible to the community through education and community outreach, as it is important to build a good relationship with the community and build trust. Chief Reynoso made a PowerPoint presentation, which included the following: Community Outreach, Community Events, 2023-2024 Highlights, San Luis Police Department Statistics, Call for Service, Demographic, Grant Revenue Increases, and Requested Budget Increase. A copy of this presentation is included with the complete agenda packet filed in the City Clerk's Office.

Discussion was held, and comments were made by the Mayor, City Council, and staff.

Development Services Department

Mr. Jose A. Guzman, Director of Development Services, made a PowerPoint presentation that included the following: Goals, Building Safety, Code Enforcement, GIS, Online Interactive Maps, and Planning & Zoning. A copy of the presentation is included with the complete agenda packet filed with the City Clerk's Office.

Discussion was held, and comments were made by the Mayor, City Council, and staff.

Economic Development Department

Mr. Armando Esparza, Director of Economic Development, made a PowerPoint presentation that included the following: Economic Development Makes a Big Difference in a Community, Economic Development Projects, Downtown Drainage, Downtown Parking Lot-Temporary Structure, Downtown Parking Lot Phase I, Downtown Redevelopment Plan – Phase I, Highway 95 Water and Sewer Project – Phase I, Main Street Electric Vehicle Charging Stations, Merrill Avenue – Phase I (CDBG-RA), and Merrill Avenue – Phase II (CDBG-RA). A copy of the presentation is included with the complete agenda packet filed with the City Clerk's Office.

Discussion was held, and comments were made by the Mayor, City Council, and staff.
The Mayor, City Council, and staff took a 15-minute break.

San Luis Municipal Court

Ms. Dane Figueroa, Judge, informed that for the next fiscal year, the court would not be requesting new personnel or capital projects; however, she made a PowerPoint presentation that included the department's accomplishments and goals. The presentation included the following: Number of Court Users Entering San Luis Municipal Court Facilities, Case Processing Case Filing: FY 2022, Case Processing Case Filing: FY 2023, United States Census Bureau, and Goals. A copy of the presentation is included with the complete agenda packet filed with the City Clerk's Office.

Parks and Recreation Department

Ms. Angelica Roldan, Director of Parks and Recreation, made a PowerPoint presentation that included the following: About Us, Mission, The Benefits of Parks and Recreation, Organizational Chart, Objectives, Cultural Center Project, Recreation Projects, Municipal Pool Projects, Youth Center Programs and Projects, Parks Ground Projects, Senior Center Projects, Future Projects, Special Events, and New Events. A copy of the presentation is included with the complete agenda packed filed with the City Clerk's Office.

Discussion was held, and comments were made by the Mayor, City Council, and staff.

Facilities Division

Mrs. Yolanda Dueñas, Facilities Supervisor, made a PowerPoint presentation that included the following: Who We Are, FY 2025 Capital Improvement Projects, and New Positions for FY 2025. A copy of the presentation is included with the complete agenda packed filed with the City Clerk's Office.

Discussion was held, and comments were made by the Mayor, City Council, and staff.

City Attorney's Office

Mrs. Kay Marion Macuil, City Attorney, made a PowerPoint presentation that covered the department's workload, open door policy, and recruitment for an Assistant City Attorney. Ms. Macuil introduced Ms. Amanda Mahon, the City Prosecutor, to the Mayor, City Council, and staff.

City Prosecutor's Office

Ms. Amanda Mahon, City Prosecutor, made a PowerPoint presentation that included the following: Prosecutor's Office Statistics, Goals, and Case Management.

Mayor Riedel clarified for the record that, in the last Council meeting, a gentleman showed up and asked that if the does not have money, why are $50,000 being spent in a lawsuit? She wants everybody to know, the persons that are here and the persons that hopefully are listening, the city did not went and ask for a lawsuit; the city had a lawsuit, and it is one's God -given right to defend the city from an unjust lawsuit, the city we does not have the money, but it is the right thing to protect the city from this frivolous actions.
Ms. Macuil added that the amount being paid is a retainer, and the city might not have to spend that much money on it, and hopefully, this will be resolved quickly.

A copy of the presentation is included with the complete agenda packet filed with the City Clerk's Office.

Discussion was held, and the Mayor, City Council, and staff addressed comments.

Human Resources Department

Ms. Adela Cortez, Director of Human Resources, informed that her department does have capital project requests. She explained that her office focuses on the provision of services for internal employees from the time they get hired through their employment life cycle, as well as to the community when they approach the department for employment or other collaborations with organizations the department has partnerships with. She made a PowerPoint presentation that included the following: Our Team, HR Organizational Changes, Our Roadmap, Operations Data Analytics, Positions by Department FY 23-24 vs FY 24-25, What's Next, and Compensation Study. A copy of the presentation is included with the complete agenda packet filed with the City Clerk's Office.

Discussion was held, and the Mayor, City Council, and staff addressed comments.

Risk Management

Ms. Maria Sabori, Risk Manager, made a PowerPoint presentation that included the following: Meet Our Team, Major Projects, OSHA PEPP Program, Trainings, Claims Update FY 23/24, Claim Costs, and FY 24 Budget Request. A copy of the presentation is available with the complete agenda packet filed with the City Clerk's Office.

Discussion was held, and comments were made by the Mayor, City Council, and staff.

The Mayor, City Council, and staff took a 15-minute break.

City Clerk's Office

Mrs. Sonia Cornelio, City Clerk, informed that her department does not have any capital improvement projects; therefore, her PowerPoint presentation containing a summary of the department activities for FY 2023 was provided. The presentation included the following: 2023 Performance and Budget FY 2024-2025. A copy of the presentation is available with the complete agenda packet filed with the City Clerk's Office.

Information Technology Department

Mr. Fernando Corona, Acting I.T. Manager, made a PowerPoint presentation that included the following: Mission and Vision, Values, FY 2024 Accomplishments, FY 2025 I.T. Support Objectives, and FY 2025 Infrastructure Objectives. A copy of the presentation is available with the complete agenda packet filed with the City Clerk's Office.

Discussion was held, and comments were made by the Mayor, City Council, and staff.

Billing & Collections Division

Mr. Edgar Esparza, Billing & Collections Manager, made a PowerPoint presentation that included the following: Purpose Statement, Billing & Collections Organizational Chart FY 24-25, Department Accomplishments, Text and Call Notifications, Monthly Water Disconnections, Senior Discount Audit, Utility Contract Forms Updated, Business License Renewal Notice, Taxi Vehicle Permit, Goals & Objectives FY 24-25, Yearly Statistics, Work Orders Completed, New Meter Installs, New Utility Accounts, Collections, Business License, Capital Improvement Projects, and Water Meter Replacement Program and AMI Implementation. A copy of the presentation is available with the complete agenda packet filed with the City Clerk's Office.

Discussion was held, and the Mayor, City Council, and staff addressed comments.

Administration Department

Ms. Jenny Torres, Acting City Manager, made a PowerPoint presentation that covered the proposed budget for Fiscal Year 2024-2025. She informed that the expenditure limitation set by the state is $60 million; out of that, $30 million is for employees' salaries, and $15 million is for water and wastewater, which includes capital projects and operations; this leaves $15 million for the rest of the departments. This is why there were major cuts in capital projects and requests for new employees. Ms. Torres informed that some projects/purchases were reallocated to Fiscal Year 2024 to alleviate the next fiscal year's requests. Some requests were moved to fiscal year 2026.

Furthermore, she added that reductions in projects were made after the department's budget meetings, where 70% of the projects were cut. She indicated that the departments' operation budget was not reduced as they maintained a conservative budget. She also explained that cutting positions was not considered as the primary goal was to cut capital projects. Ms. Torres explained that since the state imposes a cap, which in this case was $60 million, staff has explored alternative options to alleviate the budget. There are two (2) options that the state authorizes municipalities to do the Home Rule, where the voters will authorize the municipality to be able to create its budget and the limitation based on the current needs; the second option is to do it for four (4) years where an analysis needs to be done to include the current and projections of future needs. She mentioned that state legislation has proposed cutting the food tax, as they want to relieve some burden on community members, and they believe that by doing this, they will create more revenue. If this happens, it will affect rural communities such as San Luis, Arizona. She commented that during the presentation to the Mayor and City Council, she focused on financial stability, and staff looked at fees and needed to find ways to bring more revenue into the community before being able to meet the community's needs. Ms. Torres asked the Mayor and City Council to support the Home Rule option; this proposal will be presented in a June council meeting to put this proposition in November's general election. There are a lot of communities that have the Home Rule option, which allows them to set their own limitations based on their current needs. She pointed out

that the city needs a 5-Year Strategic Plan and a 5-Year Capital Improvement Plan to be more appealing and prosperous. Ms. Torres also presented the Council's Contributions and suggested cutting some of the funding.

Mayor Nieves Riedel thanked Ms. Torres for the presentation. She stated that this presentation is presenting the community with facts. The staff has made efforts to inform the community of the needs. She said that she is hopeful that people will act appropriately on what needs to be done. If this does not happen, then the city will have to go to Plan B, which will include cutting services to the community.

Council Member Matias Rosales stated that by reviewing the proposed positions, he would like to see the Plans Examiner funded as this position is critical for infrastructure and economic development.

Mayor Riedel highlighted that the other critical project is Cesar Chavez Boulevard because if the city does not come up with the $3 million, then the city will lose $60 million for the project. Staff need to find ways to fund this project and make cuts on other projects to get this project going.

Council Member Tadeo Azael De La Hoya commented that he has been advocating for the Home Rule rather than having the state impose limitations. He mentioned that staff will have to educate the voters on this measure.

Mayor Nieves Riedel stated, "I'm not going to take this one by myself, and I'm not going to be the front one. I'm beginning to get really tired of all the focus on me, so I expect that the council and city employees will help, because it needs to be done, and we need the help from everybody; this one is a must like Tadeo just mentioned. It needs to be done, but I promise you one thing: I'm not going to be the front face anymore; it is not fair."

Council Member Maria Cecilia Cruz stated that the only way projects will get done is to cut other projects. She mentioned that sacrifices need to be made in order to accomplish other ones. She stated that she would be supportive of whatever needs to be done.

Mrs. Olivia Jenkins, Operations Coordinator, presented the Council's Contributions. She stated that the staff's recommendation is to support those organizations that bring services to the community. She made a presentation regarding a proposed Contributions Assistant Program that will be presented to the Mayor and City Council for approval. This process will provide the same criteria and requirements to all requestors.
A copy of the presentation is included with the complete agenda packet filed with the City Clerk's Office.

Discussion was held, and the Mayor, City Council, and staff addressed comments.

3. Adjournment

MOTION: Council Member Tadeo Azael De La Hoya/Council Member Matias Rosales to adjourn the Budget Retreat at approximately 1:39 p.m. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Javier Vargas	Aye
Vice Mayor Gloria Torres	Aye
Council Member 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 minutes of the Budget Retreat for the City Council of the City of San Luis, Arizona, held on April 26-27, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

_____
Sonia Cornelio, City Clerk

AGENDA ITEM REVIEW FORM

Regular City Council Meeting **5. B.**

Meeting Date: 05/22/2024

Summary

DISBURSEMENTS FROM MAY 2, 2024 TO MAY 15, 2024
Total $1,439,166.70
(One Million, Four Hundred Thirty-Nine Thousand, One Hundred Sixty-Six Dollars and Seventy Cents)

Attachments

Disbursements

City of San Luis
Finance Department

COUNCIL MEETING MAY 22, 2024
Disbursement Report from 05/02/2024 TO 05/15/2024

Bank Accounts	Check Date	Amount	Schedule
Accounts Payable Check Account	05/03/2024	$ 473,024.27	Schedule A
Payroll Check Account	05/09/2024	$ 4,573.48	Schedule B
Payroll Check Account	05/09/2024	$ 520,353.03	Schedule C
Accounts Payable Check Account	05/10/2024	$ 441,215.92	Schedule D
	Total Disbursements:	**$ 1,439,166.70**	

Please contact Ms. Roula Encinas or Mr. Miguel Ramirez prior to the meeting if additional information is needed.

Prepared by Karla Plascencia: _____

Verified by Finance: _____

For Council approval on: _____

Mayor: _____

Council: _____

_____

_____

_____

_____

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RECEIVED
2024 MAY 16 A 10:4
CITY OF SAN LUIS
OFFICE OF THE CITY CLE

City of San Luis

Payment Register

From Payment Date: 4/29/2024 - To Payment Date: 5/3/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
1BYPAYABLE - 1st BY Accounts Payable									
Check									
108815	05/03/2024	Open			Accounts Payable	ADOT MVD	$3.44		
108816	05/03/2024	Open			Accounts Payable	ANGUIANO, RAYMUNDO	$177.00		
108817	05/03/2024	Open			Accounts Payable	AUTOZONE STORES, INC	$109.53		
108818	05/03/2024	Open			Accounts Payable	AZ STATE PRISON COMPLEX - YUMA	$542.50		
108819	05/03/2024	Open			Accounts Payable	AZ STATE PRISON COMPLEX - YUMA	$262.00		
108820	05/03/2024	Open			Accounts Payable	BOTELLO, EMMANUEL	$327.00		
108821	05/03/2024	Open			Accounts Payable	BOUND TREE MEDICAL, LLC.	$15.15		
108822	05/03/2024	Open			Accounts Payable	COMITE DE BIENESTAR INC	$268.72		
108823	05/03/2024	Open			Accounts Payable	CORREA, JUAN	$200.00		
108824	05/03/2024	Open			Accounts Payable	DEL FIRE STORE	$1,132.74		
108825	05/03/2024	Open			Accounts Payable	DUARTE, ERNESTO	$177.00		
108826	05/03/2024	Open			Accounts Payable	EMPIRE MACHINERY	$1,931.44		
108827	05/03/2024	Open			Accounts Payable	FITZGIBBONS LAW OFFICES, P.L.C.	$797.50		
108828	05/03/2024	Open			Accounts Payable	FRAGOSO, CERVANDO	$288.00		
108829	05/03/2024	Open			Accounts Payable	GARCIA, FRANCISCO	$174.00		
108830	05/03/2024	Open			Accounts Payable	GARCIA RENTERIA, JESUS, PEDRO	$200.00		
108831	05/03/2024	Open			Accounts Payable	GAXIOLA, JESUS	$303.00		
108832	05/03/2024	Open			Accounts Payable	HD SUPPLY, INC.	$1,262.06		
108833	05/03/2024	Open			Accounts Payable	HUGHES FIRE EQUIPMENT, INC.	$349.79		
108834	05/03/2024	Open			Accounts Payable	MAGALLANES, CESAR	$303.00		
108835	05/03/2024	Open			Accounts Payable	MOJICA, JOSE	$175.88		
108836	05/03/2024	Open			Accounts Payable	MORALES, ALEJANDRO	$177.00		
108837	05/03/2024	Open			Accounts Payable	PINNACLE MEDICAL GROUP AZ P.C	$1,498.00		
108838	05/03/2024	Open			Accounts Payable	PUBLIC SECTOR PERSONNEL CONSULTANTS, INC	$20,000.00		
108839	05/03/2024	Open			Accounts Payable	PULIDO INIGUEZ, ALAN FRANCISCO	$180.00		
108840	05/03/2024	Open			Accounts Payable	QUALIFICATION TARGETS, INC.	$573.32		
108841	05/03/2024	Open			Accounts Payable	RUSH TRUCK CENTER	$757.69		
108842	05/03/2024	Open			Accounts Payable	SATELLITE ELECTRONICS, INC.	$189.95		
108843	05/03/2024	Open			Accounts Payable	SHUCK DRILLING COMPANY LLC	$13,393.39		
108844	05/03/2024	Open			Accounts Payable	TISCHLERBISE, INC.	$5,655.00		
108845	05/03/2024	Open			Accounts Payable	TORNADO FENCE LLC	$1,250.00		
108846	05/03/2024	Open			Accounts Payable	TORO, JOSE	$200.00		
108847	05/03/2024	Open			Accounts Payable	TYLER TECHNOLOGIES, INC.	$390.00		
108848	05/03/2024	Open			Accounts Payable	VALENCIA, ALDO	$200.00		
108849	05/03/2024	Open			Accounts Payable	VALLEJO, JORGE	$174.24		
108850	05/03/2024	Open			Accounts Payable	VERA, JOSE	$177.00		
108851	05/03/2024	Open			Accounts Payable	YUMA UNION HIGH SCHOOL	$500.00		
108852	05/03/2024	Open			Accounts Payable	MARTINEZ CANTU, VICTOR , REMIGION	$16,860.00		
108853	05/03/2024	Open			Accounts Payable	STANDARD INSURANCE CO.	$12,121.31		
Type Check Totals:					39 Transactions		$83,296.65		
EFT									
5316	05/03/2024	Open			Accounts Payable	4 IMPRINT	$3,030.52		

SCHEDULE A

City of San Luis

Payment Register

From Payment Date: 4/29/2024 - To Payment Date: 5/3/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
5317	05/03/2024	Open			Accounts Payable	ADEMCO INC,	$2,025.06		
5318	05/03/2024	Open			Accounts Payable	AMAZON.COM SALES, INC.	$4,394.71		
5319	05/03/2024	Open			Accounts Payable	B&H PHOTO & ELECTRONICS CORP.	$30.17		
5320	05/03/2024	Open			Accounts Payable	BILL ALEXANDER FORD	$1,667.51		
5321	05/03/2024	Open			Accounts Payable	CAT5 COMMERCE LLC	$166.07		
5322	05/03/2024	Open			Accounts Payable	CUEVAS, CHRISTIAN	$850.00		
5323	05/03/2024	Open			Accounts Payable	DANA KEPNER COMPANY LLC	$20,106.89		
5324	05/03/2024	Open			Accounts Payable	DESERT DOCUMENT SHREDDERS, LLC	$75.50		
5325	05/03/2024	Open			Accounts Payable	DESERT VALLEY POWER SYSTEMS	$949.31		
5326	05/03/2024	Open			Accounts Payable	DESERT VALLEY SERVICES, INC	$1,115.79		
5327	05/03/2024	Open			Accounts Payable	DESERT WATER STORE INC	$108.47		
5328	05/03/2024	Open			Accounts Payable	FBI-LEEDA	$795.00		
5329	05/03/2024	Open			Accounts Payable	FONSECA, BRIANDA	$710.00		
5330	05/03/2024	Open			Accounts Payable	GUST ROSENFELD P.L.C.	$408.00		
5331	05/03/2024	Open			Accounts Payable	HILL BROTHERS CHEMICAL CO.	$5,909.46		
5332	05/03/2024	Open			Accounts Payable	IIA LIFTING SERVICES, INC.	$1,952.72		
5333	05/03/2024	Open			Accounts Payable	LIBERTEL ASSOCIATES	$349.45		
5334	05/03/2024	Open			Accounts Payable	MAJCO LLC	$366.25		
5335	05/03/2024	Open			Accounts Payable	METRO FIRE EQUIPMENT INC	$463.00		
5336	05/03/2024	Open			Accounts Payable	MN8 ENERGY OPERATING COMPANY LLC	$21,611.59		
5337	05/03/2024	Open			Accounts Payable	MUNICIPAL EMERGENCY SERVICES, INC	$3,227.45		
5338	05/03/2024	Open			Accounts Payable	NAPA AUTO PARTS	$786.42		
5339	05/03/2024	Open			Accounts Payable	POLAR ICE LLC	$166.07		
5340	05/03/2024	Open			Accounts Payable	QUILL CORPORATION	$442.10		
5341	05/03/2024	Open			Accounts Payable	REAL PURIFIED WATER LLC	$69.36		
5342	05/03/2024	Open			Accounts Payable	REPUBLIC EVS LLC	$185,884.67		
5343	05/03/2024	Open			Accounts Payable	ROACH PEST CONTROL	$910.00		
5344	05/03/2024	Open			Accounts Payable	RWC INTERNATIONAL LTD	$2,610.66		
5345	05/03/2024	Open			Accounts Payable	SAN DIEGO POLICE EQUIPMENT CO.	$5,385.40		
5346	05/03/2024	Open			Accounts Payable	SIMS MACKIN, LTD.	$825.00		
5347	05/03/2024	Open			Accounts Payable	SOUTHERN TIRE MART LLC	$1,232.52		
5348	05/03/2024	Open			Accounts Payable	SOUTHWEST MERCH LLC	$1,060.00		
5349	05/03/2024	Open			Accounts Payable	STRONG, CAMERON, T	$20,290.00		
5350	05/03/2024	Open			Accounts Payable	TAYLOR ENGINEERING, PLLC	$33,368.00		
5351	05/03/2024	Open			Accounts Payable	TELEFLEX MEDICAL INCORPORATED	$1,487.97		
5352	05/03/2024	Open			Accounts Payable	THOMSON WEST PUBLISHING CO.	$545.81		
5353	05/03/2024	Open			Accounts Payable	ULINE, INC.	$3,316.21		
5354	05/03/2024	Open			Accounts Payable	VAPEX ENVIRONMENTAL TECHNOLOGIES, LLC	$1,162.48		
5355	05/03/2024	Open			Accounts Payable	YUMA COUNTY RECORDER'S OFFICE	$45.00		
5356	05/03/2024	Open			Accounts Payable	YUMA COUNTY SHERIFF'S OFFICE	$1,230.00		
5357	05/03/2024	Open			Accounts Payable	YUMA COUNTY TREASURER'S OFFICE	$174.57		

City of San Luis

Payment Register

From Payment Date: 4/29/2024 - To Payment Date: 5/3/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
5358	05/03/2024	Open			Accounts Payable	YUMA WINNELSON CO.	$4,007.37		
5359	05/03/2024	Open			Accounts Payable	ZOLL MEDICAL CORP	$54,415.09		
Type EFT Totals:					44 Transactions		$389,727.62		

1BYPAYABLE - 1st BY Accounts Payable Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	39	$83,296.65	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	39	$83,296.65	$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	44	$389,727.62	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Total	44	$389,727.62	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	83	$473,024.27	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	83	$473,024.27	$0.00

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	**39**	**$83,296.65**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**39**	**$83,296.65**	**$0.00**

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	**44**	**$389,727.62**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Total	**44**	**$389,727.62**	**$0.00**

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	**83**	**$473,024.27**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**83**	**$473,024.27**	**$0.00**

Karla Plascencia

Digitally signed by: Karla Plascencia
DN: CN = Karla Plascencia email = kplascencia@sanluisaz.gov C = US O = City of San Luis OU = Finance
Date: 2024.05.03 17:37:26 -07'00'

Pay Day Register

Pay Date Range 05/01/24 - 05/31/24
Pay Batch 202405M

Pay Batch 202405M Total

Employees in Pay Batch 7
Female Employees in Pay Batch 3

Hours Description	Hours	Gross
102 - SALARY	.0000	7,550.00
806 - TELEPHONE STIPEND	.0000	100.00
Total	0.0000	$7,650.00

Withholdings and Deductions		Gross Base
Gross	7,650.00	
Imputed Income		
FEDERAL TAX WITHHOLDING	189.54	5,687.55
SOCIAL SECURITY TAX	474.30	7,650.00
MEDICARE	110.91	7,650.00
STATE WITHHOLDING	115.51	5,687.55
ASRS Council	218.52	1,800.00
ASRS LTD Council	2.70	1,800.00
Council Retirement EORP	403.00	3,100.00
Dental Council	92.28	.00
EODCRS - COUNCIL	212.00	2,650.00
EODCRS - DISABILITY	3.98	2,650.00
GARNISHMENT	221.11	.00
Medical Council	1,004.81	.00
Vision Council	27.86	.00
Net	$4,573.48	

Benefits		Gross Base
ASRS Council	218.52	1,800.00
ASRS LTD Council	2.70	1,800.00
ASRS/EORP - LEGACY RATE	1,158.66	1,800.00
Dental Council	254.03	.00
EODCRS - COUNCIL	159.00	2,650.00
EODCRS - DISABILITY	3.98	2,650.00
EODCRS/EORP LEGACY RATE	1,868.52	2,650.00
Health Council	5,844.91	.00
Retirement Council EORP	2,371.81	3,100.00
Vision Council	84.86	.00
Total	$11,966.99	

Employer Taxes		Gross Base
MEDICARE	110.91	7,650.00
SOCIAL SECURITY TAX	474.30	7,650.00
SUTA/UNEMPLOYMENT	45.90	7,650.00
Total	$631.11	

Workers' Comp		Gross Base
MUNICIPAL/ TOWN/	133.89	7,650.00
Total	$133.89	

Direct Deposits	Amount
1st Bank Yuma	981.66
Chase Bank	1,127.52
Navy Federal	326.38
REALTORS FED CRED UNION	31.94
Wells Fargo	714.53
Total	$3,182.03

Check $1,391.45

Roula J. de Encinas

Digitally signed by: Roula J. de Encinas
DN: CN = Roula J. de Encinas email = rencinas@sanluisaz.gov C = US O = City of San Luis
Date: 2024.05.09 14:22:47 -07'00'

SCHEDULE B

Pay Day Register

Pay Date Range 04/20/24 - 05/03/24
Pay Batch 202410

Pay Batch 202410 Total
Employees in Pay Batch 327
Female Employees in Pay Batch 94

Hours Description	Hours	Gross
100 - REGULAR	24,299.7500	581,994.64
1001 - LEAVE WITHOUT PAY	120.5000	.00
1007 - ON CALL WORKED HOURS	24.7500	486.09
1009 - PART TIME	437.8569	8,740.81
1010 - PART TIME FIREFIGHTERS	167.7500	3,277.02
105 - MILITARY LEAVE	28.0000	732.48
201 - OVERTIME	2,043.2500	70,117.52
202 - OP STONE GARDEN- O.T.	650.0000	32,183.11
2023 - FMLA - SICK LEAVE	204.0400	5,171.36
2024 - FMLA - VACATION LEAVE	129.1200	3,455.32
203 - DUI ABATEMENT	19.0000	736.44
2036 - MARSHALS OT	21.0000	855.54
2038 - FMLA - LEAVE WITHOUT	88.7900	.00
210 - SRO	80.0000	2,508.02
300 - VACATION EARNED	1,274.5800	.00
301 - VACATION USED	803.5000	19,812.78
400 - SICK EARNED	1,182.4532	.00
405 - SCHEDULED SICK LEAVE	168.5000	4,208.80
406 - UNSCHEDULED SICK LEAVE	287.7200	6,423.31
502 - ON CALL PAY I.T.	.0000	100.00
503 - STAND-BY PAY	660.5000	1,321.00
703 - FIRE HOLIDAY USED	24.0000	430.80
809 - RETRO PAY	18.0000	360.00
901 - COMPENSATION USED	40.8750	835.82
921 - STEP OVERTIME	10.0000	377.85
940 - PD - EDU ASST	.0000	550.00
941 - PD - EDU BCHL	.0000	600.00
942 - PD - EDU MAST	.0000	100.00
950 - PD -SRT	.0000	400.00
951 - PD - K-9 HANDLER	.0000	150.00
952 - PD - PHLEBOTOMIS	.0000	150.00
953 - PD - COLLISION	.0000	150.00
954 - PD - NEGOTIATOR	.0000	50.00
955 - PD - EVENING SHIFT	.0000	150.00
956 - PD - MIDNIGHT SHFT	.0000	600.00
961 - FD - EDU ASST	.0000	600.00
962 - FD - EDU BACHL	.0000	150.00
965 - PD - STAND-BY PAY	.0000	1,864.00
967 - FD - SPECIAL ASSIGNEMNT	239.7500	479.50

Withholdings and Deductions		Gross Base
Gross	750,172.21	
Imputed Income		
FEDERAL TAX WITHHOLDING	47,997.24	650,211.30
SOCIAL SECURITY TAX	46,510.61	750,172.21
MEDICARE	10,877.40	750,172.21
STATE WITHHOLDING	14,379.20	650,211.30
AM. FIDELITY - HEALTH FSA	83.34	.00
AM. FIDELITY- ACCIDENT-POST	34.39	.00
AM. FIDELITY- ACCIDENT-PRE	429.60	.00
AM. FIDELITY- CANCER-POST	28.00	.00
AM. FIDELITY- CANCER-PRE TAX	142.10	.00
AM. FIDELITY- GCI -POST TAX	44.37	.00
AM. FIDELITY- GHI- PRE TAX	237.19	.00
AM. FIDELITY- LIFE -POST TAX	115.80	.00
AM. FIDELITY- TX LIFE -POST	245.28	.00
AZ COPS - SLPD	520.00	.00
AZ STATE RETIREMENT	49,749.25	409,795.97
CHILD SUPPORT 2	234.46	.00
DEFERRED COMP - ROTH	875.00	.00
DEFERRED COMP - ROTH	329.94	9,026.21
DEFERRED COMPENSATION	3,080.00	.00
DEFERRED COMPENSATION	1,142.20	7,722.59
FOP/ALC	420.00	.00
GARNISHMENT - CHILD	3,173.51	.00
IAFF- FIRE DEPT	1,630.00	.00
LEGAL SHIELD	59.31	.00
LONG TERM DISABILITY	614.65	409,795.97
MANHATTANLIFE ASSURANCE	114.08	.00
MASS MUTUAL - LIFE	9.77	.00
MEX ONLY DENTAL - EE &	183.20	.00
MEX ONLY DENTAL - EE &	451.77	.00
MEX ONLY DENTAL - EE &	146.56	.00
MEX ONLY HEALTH - EE & CH	570.46	.00
MEXICO ONLY HEALTH - EE &	1,590.33	.00
MEXICO ONLY HEALTH - EE &	466.74	.00
MISCELLANEOUS	130.00	.00
NEW YORK LIFE - LIFE INS	36.49	.00
PAC FUND- FIRE DEPT.	139.00	.00
PS DEFERRED COMP - ROTH	320.00	.00

Benefits		Gross Base
ASRS ALTERNATE	512.29	5,128.00
AZ STATE RETIREMENT	49,749.25	409,795.97
DENTAL = FAMILY	417.90	.00
LONG TERM DISABILITY	614.65	409,795.97
MEDICAL MEX ONLY - EE &	1,944.80	.00
MEDICAL MEX ONLY - EE &	5,421.57	.00
MEDICAL MEX ONLY - EE &	1,591.20	.00
MEDICAL MEX ONLY - EE ONLY	440.80	.00
MEX & US HEALTH = EE	56,854.96	.00
MEX ONLY DENTAL - EE &	142.40	.00
MEX ONLY DENTAL - EE &	351.13	.00
MEX ONLY DENTAL - EE &	113.92	.00
MEX ONLY DENTAL - EE ONLY	65.12	.00
PSPRS - ALTERNATE	259.71	3,246.38
PSPRS FIRE DB NORM - TIER 1	12,196.53	92,890.71
PSPRS FIRE DB NORM - TIER 2	882.60	6,722.03
PSPRS FIRE DB NORM - TIER 3	6,987.26	73,088.70
PSPRS POLICE DB NORM - TIER	7,424.19	78,729.52
PSPRS POLICE DB NORM - TIER	1,182.24	12,537.10
PSPRS POLICE DB NORM - TIER	4,262.89	44,590.75
STANDARD STD	2,783.68	.00
U.S. MEX DENTAL - EE &	382.56	.00
U.S. MEX DENTAL - EE &	95.64	.00
US & MEX DENTAL - EE	3,119.04	.00
US & MEX HEALTH = C	16,983.75	.00
US & MEX HEALTH = FAMILY	23,010.99	.00
US & MEX HEALTH = SP	2,911.50	.00
VISION - SINGLE	1,193.82	.00
VSP- VISION	624.18	.00
Total	$202,520.57	

Employer Taxes		Gross Base
MEDICARE	10,877.40	750,172.21
SOCIAL SECURITY TAX	46,510.61	750,172.21
SUTA/UNEMPLOYMENT	4,296.66	716,106.77
Total	$61,684.67	

Workers' Comp		Gross Base
Ambulance EMT Search &	3,907.65	82,265.70

SCHEDULE C

Pay Day Register

Pay Date Range 04/20/24 - 05/03/24
Pay Batch 202410

968 - SRO 50	.0000	50.00
Total	33,023.6851	$750,172.21

PS DEFERRED COMP TIAA -	203.74	5,216.73
PS DEFERRED COMPENSATION	970.00	.00
PSPRS FIRE DB RATE - TIER 1a	5,849.03	76,458.46
PSPRS FIRE DB RATE - TIER 1b	1,257.07	16,432.25
PSPRS FIRE DB RATE - TIER 2	514.23	6,722.03
PSPRS FIRE DB RATE - TIER 3	6,987.26	73,088.70
PSPRS POLICE DB RATE - TIER	4,453.79	58,219.43
PSPRS POLICE DB RATE - TIER	1,569.02	20,510.09
PSPRS POLICE DB RATE - TIER 2	959.10	12,537.10
PSPRS POLICE DB RATE - TIER 3	4,262.89	44,590.75
STANDARD LIFE ADDTNL	924.85	.00
TRANSWESTERN MEXICAN	195.00	.00
U.S. MEX DENTAL - EE &	492.72	.00
U.S. MEX DENTAL - EE &	123.18	.00
UNITED WAY	14.00	.00
US & MEX DENTAL= FAMILY	540.57	.00
US & MEX HEALTH = C	4,981.90	.00
US & MEX HEALTH = FAMILY	6,787.64	.00
US & MEX HEALTH = SP	904.04	.00
VSP - VISION CHILDREN	236.98	.00
VSP - VISION FAMILY	355.47	.00
VSP - VISION SPOUSE	125.46	.00
Net	$520,353.03	

ANIMAL CONTROL OFFICERS	68.29	3,034.87
ATTORNEY- ALL & CLERICAL-	61.22	27,830.25
AUTO SERVICE/ REPAIR	291.92	10,463.46
BUILDING- NOC OPER BY	560.41	15,481.14
BUS COMPANY AND DRIVERS	84.78	1,535.87
CLERICAL OFFICE/ LIBRARY/	394.75	164,467.27
Electrician	68.58	2,184.00
FIREFIGHTERS & DRIVERS	4,765.83	100,333.40
GARBAGE/ ASH/ REFUSE	646.25	10,339.96
Homemaker Service	41.37	1,806.38
Motion Picture Production	13.38	2,058.01
MUNICIPAL/ TOWN/	675.08	38,575.98
PARKS- NOC ALL EMPLOYEES	846.01	27,290.57
POLICE OFFICERS	7,378.88	155,344.44
RECREATION- ALL EMPLOYEES/	306.44	22,369.59
SEWAGE DISPOSAL/ PLANT	1,093.88	31,799.61
Street or Road Construction	2,476.61	28,047.54
WATERWORKS OPERATIONS	865.56	24,944.17
Total	$24,546.89	

Direct Deposits	Amount
1st Bank Yuma	42,605.91
ACADEMY BANK	2,593.04
AVENIR FINANCIAL	42,726.73
Bank of America	7,817.66
Bank of America CA	1,103.45
Bankcorp	200.00
CAPITAL ONE	688.89
Charles Sch	250.00
Chase Bank	242,393.91
CHASE BANK CA	1,258.49
CHASE BANK MORGAN	4,437.98
CHASE BANK TX	2,272.11
chase centro	1,811.05
discover	400.00
FF CREDIT UNION	2,328.41
FIDELITY	425.49
FIREFIGHTER FIRST CREDIT UNION	10,567.95
HUGHES FCU	2,024.14
MECHNICS BANK	1,380.95
National Bank	1,283.45
Navy Federal	27,944.38
NetSpend Corporation DD	120.00

Roula J. de Encinas

Digitally signed by: Roula J. de Encinas
DN: CN = Roula J. de Encinas email = rencinas@sanluisaz.gov C = US O = City of San Luis
Date: 2024.05.09 14:21:23 -07'00'

Pay Day Register

Pay Date Range 04/20/24 - 05/03/24
Pay Batch 202410

NORTH ISLAND CREDIT UNION	818.61
PATHWARD	2,720.73
SOFI BANK	994.28
Sunbank	2,042.77
THE FOOTHILLS BANK	672.42
VANTAGE WEST	1,789.25
WASHINGTON FEDERAL	1,109.82
Wells Fargo	105,637.61
WELLS FARGO CA	3,778.18
WELLS FARGO YUMA	2,858.53
Total	$519,056.19
Check	$1,296.84

City of San Luis

Payment Register

From Payment Date: 5/6/2024 - To Payment Date: 5/10/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
1BYPAYABLE - 1st BY Accounts Payable									
Check									
108854	05/10/2024	Open			Accounts Payable	ALDAMA, EMMANUEL	$209.00		
108855	05/10/2024	Open			Accounts Payable	ALDAMA, EMMANUEL	$528.00		
108856	05/10/2024	Open			Accounts Payable	AMERICAN FIDELITY ASSURANCE CO	$2,062.90		
108857	05/10/2024	Open			Accounts Payable	AMERICAN FIDELITY ASSURANCE CO	$166.67		
108858	05/10/2024	Open			Accounts Payable	CARDENAS, ERNESTO	$130.00		
108859	05/10/2024	Open			Accounts Payable	CENTURYLINK	$123.80		
108860	05/10/2024	Open			Accounts Payable	DE LEON, JESUS	$260.00		
108861	05/10/2024	Open			Accounts Payable	DUARTE, YIGAL	$108.00		
108862	05/10/2024	Open			Accounts Payable	ESPINOZA, ROGER	$179.00		
108863	05/10/2024	Open			Accounts Payable	ESTRADA, SALVADOR	$121.00		
108864	05/10/2024	Open			Accounts Payable	GIMBUT, GLENN , J,	$454.89		
108865	05/10/2024	Open			Accounts Payable	GONZALEZ, AARON	$179.00		
108866	05/10/2024	Open			Accounts Payable	GUEVARA, ALAN	$528.00		
108867	05/10/2024	Open			Accounts Payable	HUMPHREY, JEREMY	$98.00		
108868	05/10/2024	Open			Accounts Payable	JENKINS, OLIVIA	$3.70		
108869	05/10/2024	Open			Accounts Payable	LOPEZ, ABRAHAM	$209.00		
108870	05/10/2024	Open			Accounts Payable	LOPEZ, ENRIQUE	$98.00		
108871	05/10/2024	Open			Accounts Payable	MANHATTANLIFE ASSURANCE CO	$228.14		
108872	05/10/2024	Open			Accounts Payable	MASSMUTUAL FINANCIAL GROUP	$19.53		
108873	05/10/2024	Open			Accounts Payable	MILLER, DAMIAN	$130.00		
108874	05/10/2024	Open			Accounts Payable	MUELA, CARLOS	$130.00		
108875	05/10/2024	Open			Accounts Payable	NAVARRETE, VICTOR	$95.00		
108876	05/10/2024	Open			Accounts Payable	NEW YORK LIFE INSURANCE CO.	$72.97		
108877	05/10/2024	Open			Accounts Payable	NUNO, JAVIER	$260.00		
108878	05/10/2024	Open			Accounts Payable	ORTIZ, BEATRICE	$175.00		
108879	05/10/2024	Open			Accounts Payable	POPE, RHIORDAN	$175.00		
108880	05/10/2024	Open			Accounts Payable	PREPAID LEGAL SERVICES	$118.60		
108881	05/10/2024	Open			Accounts Payable	RAMIREZ, EDUARDO	$112.00		
108882	05/10/2024	Open			Accounts Payable	REYNOSO, NIGEL	$528.00		
108883	05/10/2024	Open			Accounts Payable	ROLDAN, MARIA, ANGELICA	$108.00		
108884	05/10/2024	Open			Accounts Payable	SOLIS, ROBERTO	$112.00		
108885	05/10/2024	Open			Accounts Payable	STANDARD INSURANCE CO.	$1,867.70		
108886	05/10/2024	Open			Accounts Payable	TEXAS LIFE INSURANCE COMPANY	$490.42		
108887	05/10/2024	Open			Accounts Payable	TORRES, JENNY	$108.00		
108888	05/10/2024	Open			Accounts Payable	TRANSWESTERN INSURANCE ADMIN	$390.00		
108889	05/10/2024	Open			Accounts Payable	VARGAS, JAVIER	$108.00		
108890	05/10/2024	Open			Accounts Payable	VISION SERVICE PLAN OF ARIZONA	$5,319.68		
108891	05/10/2024	Open			Accounts Payable	ZARAGOZA, JOSE	$209.00		
108892	05/10/2024	Open			Accounts Payable	FOP/ALC	$420.00		
108893	05/10/2024	Open			Accounts Payable	INTERNAL REVENUE SERVICE	$221.11		
108894	05/10/2024	Open			Accounts Payable	SAN LUIS POLICE OFFICERS ASSOC	$520.00		
108895	05/10/2024	Open			Accounts Payable	SUPPORT PAYMENT CLEARINGHOUSE	$3,407.97		

SCHEDULE D

City of San Luis

Payment Register

From Payment Date: 5/6/2024 - To Payment Date: 5/10/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
108896	05/10/2024	Open			Accounts Payable	UNITED WAY OF YUMA COUNTY INC.	$14.00		
108897	05/10/2024	Open			Accounts Payable	UNITED YUMA FIRE FIGHTERS ASSOC	$139.00		
108898	05/10/2024	Open			Accounts Payable	UNITED YUMA FIRE FIGHTERS-IAFF	$1,630.00		
108899	05/10/2024	Open			Accounts Payable	ARIZONA INTERAGENCY FARMWORKERS COALITION INC	$6,000.00		
108900	05/10/2024	Open			Accounts Payable	AT&T MOBILITY LLC	$5,353.71		
108901	05/10/2024	Open			Accounts Payable	EMAZON, JESUS	$252.00		
108902	05/10/2024	Open			Accounts Payable	ENTERPRISE FM TRUST	$755.68		
108903	05/10/2024	Open			Accounts Payable	FACTOR SALES, INC.	$138.39		
108904	05/10/2024	Open			Accounts Payable	FLASH 360 LLC	$250.00		
108905	05/10/2024	Open			Accounts Payable	GARCIA, JESUS	$324.00		
108906	05/10/2024	Open			Accounts Payable	GILA ELECTRONIC	$1,735.14		
108907	05/10/2024	Open			Accounts Payable	HACH COMPANY	$3,000.00		
108908	05/10/2024	Open			Accounts Payable	HD SUPPLY, INC.	$1,870.70		
108909	05/10/2024	Open			Accounts Payable	INTERNATIONAL CODE COUNCIL	$302.24		
108910	05/10/2024	Open			Accounts Payable	KONICA MINOLTA BUSINESS SOLUTIONS USA INC	$980.70		
108911	05/10/2024	Open			Accounts Payable	LA CHOYA PLUMBING LLC	$450.00		
108912	05/10/2024	Open			Accounts Payable	LOOMIS	$1,662.89		
108913	05/10/2024	Open			Accounts Payable	LOPEZ ARMENTA, JOSE, MARTIN	$192.00		
108914	05/10/2024	Open			Accounts Payable	M & Y ELECTRICAL LLC	$5,175.67		
108915	05/10/2024	Open			Accounts Payable	MGM INTERNET SOLUTIONS, INC	$110.00		
108916	05/10/2024	Open			Accounts Payable	MIDWAY CHEVROLET	$60,326.70		
108917	05/10/2024	Open			Accounts Payable	ONE SOURCE DISTRIBUTOR LLC	$25,380.13		
108918	05/10/2024	Open			Accounts Payable	PITNEY BOWES INC.	$147.00		
108919	05/10/2024	Open			Accounts Payable	POLY'S PARTY RENTALS, LLC	$243.90		
108920	05/10/2024	Open			Accounts Payable	PULIDO INIGUEZ, ALAN FRANCISCO	$144.00		
108921	05/10/2024	Open			Accounts Payable	QUINONEZ, FRANCISCO	$635.00		
108922	05/10/2024	Open			Accounts Payable	RAMIREZ, FELIPE	$408.00		
108923	05/10/2024	Open			Accounts Payable	RAMIREZ, TERESITA, D	$300.00		
108924	05/10/2024	Open			Accounts Payable	RIEDEL, NIEVES	$12,746.46		
108925	05/10/2024	Open			Accounts Payable	RIVAS TOOL ENTERPRISES LLC	$17,400.16		
108926	05/10/2024	Open			Accounts Payable	ROMERO, HECTOR, J	$1,525.00		
108927	05/10/2024	Open			Accounts Payable	RUSH TRUCK CENTER	$12,316.46		
108928	05/10/2024	Open			Accounts Payable	RUSH TRUCK CENTERS OF ARIZONA, INC	$16,600.00		
108929	05/10/2024	Open			Accounts Payable	SAFETY-KLEEN SYSTEMS, INC	$331.13		
108930	05/10/2024	Open			Accounts Payable	WACOG	$4,500.00		
108931	05/10/2024	Open			Accounts Payable	YUMA COUNTY BAR ASSOCIATION	$30.00		
108932	05/10/2024	Open			Accounts Payable	YUMA COUNTY SUPERIOR COURT	$10,144.56		
108933	05/10/2024	Open			Accounts Payable	YUMA WINLECTRIC CO.	$590.88		
108934	05/10/2024	Open			Accounts Payable	CIVICPLUS, LLC	$979.70		
108935	05/10/2024	Open			Accounts Payable	KINGHOSE INDUSTRY LLC	$15.88		
108936	05/10/2024	Open			Accounts Payable	DIGITAL ROOM LLC	$498.52		
108937	05/10/2024	Open			Accounts Payable	KEITHLY-WILLIAMS SEED, INC.	$1,451.53		
108938	05/10/2024	Open			Accounts Payable	SEA-WESTERN, INC.	$6,566.70		
Type Check Totals:					85 Transactions		$224,402.91		

City of San Luis

Payment Register

From Payment Date: 5/6/2024 - To Payment Date: 5/10/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
EFT									
5361	05/10/2024	Open			Accounts Payable	FRUTH GROUP INC	$2,997.15		
5362	05/10/2024	Open			Accounts Payable	24/7 GET FIT LLC	$1,161.00		
5363	05/10/2024	Open			Accounts Payable	4 IMPRINT	$2,956.12		
5364	05/10/2024	Open			Accounts Payable	ARIZONA MEDICAL WASTE	$412.56		
5365	05/10/2024	Open			Accounts Payable	B&H PHOTO & ELECTRONICS CORP.	$429.81		
5366	05/10/2024	Open			Accounts Payable	BALAR EQUIPMENT CORPORATION	$560.87		
5367	05/10/2024	Open			Accounts Payable	BILL ALEXANDER FORD	$121,500.35		
5368	05/10/2024	Open			Accounts Payable	BLUE STREAK SIGNS, LLC	$48.79		
5369	05/10/2024	Open			Accounts Payable	DELL MARKETING L.P.	$3,278.99		
5370	05/10/2024	Open			Accounts Payable	FONSECA, BRIANDA	$460.00		
5371	05/10/2024	Open			Accounts Payable	FRESH TERRA SERVICES LLC	$135.00		
5372	05/10/2024	Open			Accounts Payable	MCLOUGHLIN & EARDLEY GROUP, INC.	$1,645.80		
5373	05/10/2024	Open			Accounts Payable	METRO FIRE EQUIPMENT INC	$414.00		
5374	05/10/2024	Open			Accounts Payable	MUNICIPAL EMERGENCY SERVICES, INC	$32,355.12		
5375	05/10/2024	Open			Accounts Payable	PENN NEON SIGN CO., INC.	$2,152.00		
5376	05/10/2024	Open			Accounts Payable	POLAR COOLING LLC	$425.00		
5377	05/10/2024	Open			Accounts Payable	RAMIREZ ADVISORS INTER-NATIONAL,LLC	$7,500.00		
5378	05/10/2024	Open			Accounts Payable	ROACH PEST CONTROL	$400.00		
5379	05/10/2024	Open			Accounts Payable	SIMS MACKIN, LTD.	$675.00		
5380	05/10/2024	Open			Accounts Payable	SUN RENTAL AND SALES INC.	$5,657.60		
5381	05/10/2024	Open			Accounts Payable	TRUCKPRO HOLDING CORPORATION	$21.71		
5382	05/10/2024	Open			Accounts Payable	UNITED ROTARY BRUSH CORP	$6,019.62		
5383	05/10/2024	Open			Accounts Payable	UNIVERSAL BACKGROUND SCREENING INC	$579.42		
5384	05/10/2024	Open			Accounts Payable	YUMA COUNTY RECORDER'S OFFICE	$129.00		
5385	05/10/2024	Open			Accounts Payable	YUMA WINNELSON CO.	$24,898.10		
Type EFT Totals:					25 Transactions		$216,813.01		

1BYPAYABLE - 1st BY Accounts Payable Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	85	$224,402.91	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	85	$224,402.91	$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	25	$216,813.01	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Total	25	$216,813.01	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount

City of San Luis

Payment Register

From Payment Date: 5/6/2024 - To Payment Date: 5/10/2024

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source		Payee Name	Transaction Amount	Reconciled Amount	Difference
					Open	110	$441,215.92		$0.00	
					Reconciled	0	$0.00		$0.00	
					Voided	0	$0.00		$0.00	
					Stopped	0	$0.00		$0.00	
					Total	110	$441,215.92		$0.00	

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	**85**	**$224,402.91**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**85**	**$224,402.91**	**$0.00**

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	**25**	**$216,813.01**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Total	**25**	**$216,813.01**	**$0.00**

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	**110**	**$441,215.92**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**110**	**$441,215.92**	**$0.00**

Guadalupe Canez

Digitally signed by: Guadalupe Canez
DN: CN = Guadalupe Canez email = gcanez@sanluisaz.gov C = AD
Date: 2024.05.09 19:57:21 -07'00'

AGENDA ITEM REVIEW FORM

Regular City Council Meeting **5. C.**

Meeting Date: 05/22/2024

Department Head: Kay Macuil, City Attorney, Attorney's Office

Submitted By: Kay Macuil, City Attorney, Attorney's Office

Action Requested: Motion

ITEM:

Discussion and possible action on any and all matters regarding ratification of the contract with the Arizona Interagency Farmworkers Coalition, Inc. for scholarships for students who are residents of San Luis for secondary education. **(Kay Marion Macuil, City Attorney and Jenny Torres, Acting City Manager)**

SUMMARY:

This item is a continuation of the May 8, 2024, City Council Consent Agenda. The item was not approved due to the contract being missing from the attachments. At the time of the writing of this Agenda Item, the payment is being processed so that scholarships for San Luis resident students may be awarded at Seniors Awards Night, taking place on May 16, 2024.

Service: Arizona Interagency Farmworkers Coalition, Inc. ("AIFC") is a non-profit organization whose primary focus is to coordinate efforts for migrant and seasonal agricultural workers in Arizona. Each year, AIFC awards scholarships to students from migrant families. In past years, the city's agreements with AIFC always required funds to go to San Luis residents seeking post-secondary education, and numerous San Luis students have benefited from a Scholarship to help with their secondary education.

Compliance: On May 18, 2023, at the San Luis High School Senior Award Night, AIFC used the city's funding from the 2022-2023 fiscal year to award deserving San Luis students scholarships. Staff verified compliance, but the names are not made public here to protect against undue publicity and because some recipients are still minors. However, three recipients were from San Luis High School in the scholarship amounts of $2,000, $2,000, and $500. AIFC used other funding (not from the city) to award a fourth San Luis High School student with a $500.00 scholarship. AIFC awarded a Portable Practical Educational Preparation (PPEP) High School student $1,000 and an Arizona Western College student $500 from San Luis. AIFC used all $6,000 of the contracted amount on the scholarships without using any of it to promote the scholarships.

Contract Amount: On July 19, 2023, this contract was on the City Council's consent agenda. However, the dollar amount was inadvertently left blank because, originally, it was not on the consent agenda. On January 24, 2024, the City Council approved a budget transfer to fund the contract for the AIFC request for $6,000.00. The city has entered into contracts with AIFC for the past three (3) years. For the fiscal year ending in 2021 and 2022, the amount contracted was $5,000 in both years. For the fiscal year ending in 2023, the amount requested was $6,000.00.

Motion: The staff prepared a motion of approval of the $6,000 contract to make the record absolutely clear. The motion also ratifies the payment because the 2024 Seniors Awards Night was, Thursday,

May 16, 2024, before this Council meeting on May 22, 2024.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE THE CONTRACT WITH THE ARIZONA INTERAGENCY FARMWORKERS COALITION AND RATIFY THE PAYMENT IN THE AMOUNT OF $6,000.00.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	Yes
CITY/STATE/FEDERAL FUNDS:	City
TOTAL:	$6,000.00
BUDGETED AMOUNT:	See fiscal impact statement
AVAILABLE AMOUNT TO TRANSFER:	See fiscal impact statement
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	See fiscal impact statement

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

There is budget capacity for the fiscal year 2023-2024 for the requested $6,000.00. On January 24, 2024, the Council GL account for Contractual Services 100-110-80000 was funded from Council Contingency to fund this $6,000 amount.

Attachments

Contract
July 19, 2023 Agenda Item
July 19, 2023 Minutes
January 24, 2024 Agenda Item
January 24, 2024 Relevant Minutes

AGREEMENT

This agreement ("Agreement") is made this _____ day of August 2023 and is effective July 1, 2023. This Agreement is between:

Arizona Interagency Farmworkers Coalition, Inc. 5201 East Nisbet Road Scottsdale, Arizona 85254 A domestic nonprofit corporation organized under the laws of Arizona ("AIFC")	The City of San Luis City Hall 1090 East Union Street (Physical Address) San Luis, Arizona P.O. Box 1170 (Mailing Address) San Luis, Arizona 85349 A municipal corporation, Organized under the laws of Arizona ("City")

The AIFC and the City may be referred to singularly as the "Party" and collectively as the "Parties."

SECTION ONE.
DUTIES OF AIFC

- AIFC shall promote the post-secondary scholarships available through AIFC to San Luis, Arizona residents who are students.

- AIFC shall award funds provided by the City solely to students who are San Luis residents who attend San Luis High School or San Luis residents in post-secondary education. The scholarship money is to be used for post-secondary education. The funds shall be awarded no later than June 30, 2024.

- AIFC shall request publicity waivers (and parental consent if the scholarship recipient is a minor) of the recipients and provide a true copy of the waivers and consent forms so that the city may publicize with names and photos of the scholarship recipients.

SECTION TWO.
BOOKS AND RECORDS

AIFC shall provide the City by June 30, 2023, proof of the scholarships awarded with the City's funding, including proof of the recipient's or recipient's name(s), attendance at San Luis High School, and the amount awarded. Such proof can be in the form of the award certificate(s) verified by San Luis High School or a sworn and notarized affidavit by an AIFC manager, director, or officer.

SECTION THREE.
DUTIES OF City

City shall pay $6,000.00 to AIFC solely for the purposes described in SECTION ONE above.

SECTION FOUR.
TERMINATION ON DEFAULT

If AIFC violates any of the terms and conditions of this Agreement, City may terminate this Agreement immediately, in which case City shall have no further liability or obligation to AIFC and reserves all rights for breach of contract.

SECTION FIVE.
NOTICES

All notices to be given under this Agreement, or which may be given by either Party to the other, shall be considered validly given and fully received when made in writing and delivered or refused delivery using prepaid service by:

- deposit in the United States Postal Service by certified mail, return receipt requested,
- personal delivery by a process server or
- sent by a nationally recognized courier (for example, Federal Express, U.P.S.)

and addressed to the respective Parties at the addresses in the opening paragraph of this Agreement, or such other addresses as either Party may from time to time designate in writing and deliver in a like manner. Any such change of address notice shall be given at least ten (10) days before the date on which the change is to become effective. For the City, a notice under this Agreement shall be to the attention of the City Manager and a copy to the City Attorney.

SECTION SIX.
COMPLIANCE WITH LAWS AND REGULATIONS

Services performed by AIFC under this Agreement shall be performed in full compliance with all applicable federal, state, and City laws and any rules or regulations promulgated under such laws, including but not limited to the cancelation provisions for conflict of interest of A.R.S. § 38-511.

SECTION ELEVEN.
MISCELLANEOUS PROVISIONS

A. No Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof. No waiver by the Parties of the breach of any provision of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or of any other provision of this Agreement. No waiver and no modification shall be effective unless it is in writing, signed by the Parties, and then only to the extent expressly set forth in such writing.

B. Amendment of the Agreement. Neither Party shall change or add to this Agreement except by written amendment executed by the Parties.
C. Severability. If any provision of the Agreement is declared void or unenforceable by a court of competent jurisdiction or by operation of legislation, such provision shall be severed from this Agreement. The remainder of this Agreement shall not be affected by that invalidity or unenforceability. Each provision of this Agreement shall be valid and shall be enforced to the extent permitted by the law.
D. Governing Law. The laws of the State of Arizona shall govern the interpretation and enforcement of this Agreement.
E. Venue. The Parties agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction in Yuma County, Arizona. In such legal action, the Parties waive any right to object to such venue. Nothing in this paragraph shall be deemed to have authorized the bringing of any legal action in a court without jurisdiction to adjudicate it.
F. Attorneys' Fees and Costs. Any action commenced in connection with this Agreement (including court action or arbitration) the Party prevailing in any such action or other proceeding shall be paid all reasonable costs, reasonable financial services fees, and reasonable attorney's fees by the other Party. If any judgment is secured by said prevailing Party, all such costs and attorney's fees shall be included in the judgment, such fees to be set by the court and not by jury.
G. No Assignment. The AIFC shall not assign the obligations arising under this Agreement to any person or entity without the City's consent.
H. No Third-Party Beneficiaries. There are no third-party beneficiaries to this Agreement. No person or entity not a Party shall have any right or cause of action under this Agreement.
I. No Agency Created. The Parties do not intend to create, and nothing in this Agreement shall create any agency, partnership, joint venture, or other similar arrangement between the Parties.
J. Personal Liability. The elected officials, officers, directors, managers, agents, or employees of the City shall not have any personal liability under this Agreement.
K. Survival. All provisions that logically ought to survive termination of this Agreement shall survive.
L. Time is of the essence. Time is of the essence in this Agreement.
M. Further Acts. Each of the Parties shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.
N. Force Majeure. If the AIFC or the City are prevented or materially restricted from performing any of their obligations under this Agreement by an event of force majeure, then the obligations of each Party shall be suspended or reduced to the extent made necessary by the event. As used in this section, "force majeure" means any act or cause not reasonably within the Party's control whose ability to perform is impaired and which that Party could not have prevented by exercising reasonable diligence. This includes but is not limited to, acts of God, fire, flood, explosions, strikes or labor disputes (over which the affected Party has no control), sabotage, riots, civil commotion, acts of civil or military

authority, wars, epidemics or pandemics, orders and measures of governmental authorities in response to the epidemic or pandemic, or material changes in applicable business laws or regulations.

O. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of this Agreement.

P. Entire Agreement. This Agreement constitutes the entire Agreement between the Parties. All prior and contemporaneous agreements, representations, and understandings of the Parties, oral or written, are superseded and merged in this Agreement.

Q. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts, and such signature pages all attached to a single instrument, so the signature of all Parties may be physically attached to a single document.

[Intentionally left blank, signature page follows.]

The Parties have executed this Agreement in Yuma County, Arizona, the day and year first set forth above, which is the date of the signature of the last Party to sign.

City of San Luis, Arizona

Luis Cabrera, Vice Mayor

Date: 07/19/2023

ATTEST:

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

Kay Marion Macuil, City Attorney

Arizona Interagency Farmworkers Coalition, Inc.

Fernando Quiroz, President

Date: 8/2/23

AGENDA ITEM REVIEW FORM

Special City Council Meeting **6.C.**
Meeting Date: 07/19/2023
Department Head: Kay Macuil, City Attorney, Attorney's Office
Submitted By: Kay Macuil, City Attorney, Attorney's Office
Action Requested: Motion

ITEM:
Discussion and possible action on any and all matters regarding a proposed contract with the Arizona Interagency Farmworkers Coalition, Inc. with the dollar amount to be determined by City Council for scholarships for students who are residents of San Luis for secondary education. **(Jenny Torres, Acting City Manager)**

SUMMARY:
Service: Arizona Interagency Farmworkers Coalition, Inc. ("AIFC") is a non-profit organization whose primary focus is to coordinate efforts for migrant and seasonal agricultural workers in Arizona. Each year, AIFC awards scholarships to students from migrant families. In past years, the city's agreements with AIFC always required funds to go to San Luis residents seeking post-secondary education, and numerous San Luis students have benefited from a Scholarship to help with their secondary education.

Compliance: On May 18, 2023, at the San Luis High School Senior Award Night, AIFC used the city's funding from the 2022-2023 fiscal year to award deserving San Luis students scholarships. Staff verified compliance, but the names are not made public here to protect against undue publicity concerns and because some recipients are still minors. However, three recipients were from San Luis High School in the scholarship amounts of $2,000, $2,000, and $500. AIFC used other funding (not from the city) to award a fourth San Luis High School student with a $500.00 scholarship. AIFC awarded a Portable Practical Educational Preparation (PPEP) High School student $1,000 and an Arizona Western College student $500 from San Luis. AIFC used all $6,000 of the contracted amount on the scholarships without using any of it to promote the scholarships.

Funding Source	Student of	Amount
San Luis	San Luis High School	$2,000
San Luis	San Luis High School	$2,000
San Luis	San Luis High School	$ 500
San Luis	PPEP	$1,000
San Luis	AWC	$ 500
AIFC	San Luis High School	$ 500
	Total	$6,500

Proposed Contract: If the decision is to continue to fund the AIFC, staff has prepared a contract but has left the amount blank. In prior years, $150 was allowed to promote the scholarships. However, AIFC has always used 100% of the dollars budgeted for scholarships, so that provision was eliminated. This year, the proposed contract is limited to San Luis High School students to ease city residency verification in the City of San Luis. The AIFC request $6,000.00

Amount: The city has entered into contracts with AIFC for the past three (3) years. For the fiscal year ending in 2021 and 2022, the amount contracted was $5,000 in both years. For the fiscal year ending in 2023, the amount contracted was $6,000.00.

Motion: The staff prepared a motion of approval leaving the amount blank, but the staff is neutral on whether to approve or deny funding because the item is part of the City Council's budget and not part of any operational departments' budget.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE THE CONTRACT WITH ARIZONA INTERAGENCY FARMWORKERS COALITION IN THE AMOUNT OF $_____.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	Yes, if funded
CITY/STATE/FEDERAL FUNDS:	City
TOTAL:	To Be Determined
BUDGETED AMOUNT:	See fiscal impact statement
AVAILABLE AMOUNT TO TRANSFER:	See fiscal impact statement
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	See fiscal impact statement

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

If funding is approved, there is budget capacity for the fiscal year 2023-2024 for the requested $6,000.00.

Attachments

Proposed Contract AIFC

APPROVED by Council
Date: 8/9/2023
Clerks Office: SC

MINUTES
Special Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
July 19, 2023
6:00 p.m.

1. CALL TO ORDER/ROLL CALL

Mayor Nieves Riedel called the Special 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 – arrived at 6:05 pm
Council Member Gloria Torres
Council Member Javier Vargas

ABSENT: Council Member Matias Rosales

OTHERS PRESENT: Jenny Torres, Acting City Manager
Kay Macuil, City Attorney
Sonia Cornelio, City Clerk
Adela Cortez, Director of Human Resources
Alicia Zermeño Aguirre, Magistrate
Antonio Maldonado, Video Production Specialist
Domingo Sosa, Graphics and Media Specialist
Eulogio Vera, Director of Public Works
Francia Alonso, Public Information Officer
Jose Luis Cisneros, Acting Director of Parks & Recreation
Miguel Alvarez, Chief of Police
Monica Castro, Director of Finance
Olivia Jenkins, Operations Coordinator
Rogelio Martinez, Administrative Coordinator
Ruben Lopez, I.T. Technician
Abraham Andrade, Bowls & Rolls Sushi
Brian De La Hoya, Resident
Elizabeth Carpenter, Developer
Fernando Quiroz, Arizona Interagency Farmworkers Coalition
Greg LaVann, Greater Yuma Economic Development Corporation
Jessie Lopez, PPEP YouthBuild
Juan Lomeli, Deacon Saint Jude Catholic Church
Leticia Aragon, Bella Fashion
Luisa Arreola, Resident

Mari Carmen Lopez, Small Business Development Center
Mark Concha, Resident
Nydia Mendenhall, Resident

2. PLEDGE OF ALLEGIANCE

Council Member Maria Cecilia Cruz led the Pledge of Allegiance.

3. INVOCATION

Mr. Juan Lomeli – Deacon San Judas Tadeo Catholic Church led the invocation.

4. CALL TO THE PUBLIC

Mr. Wes Lord, 4169 E. Los Olivos Dr., San Luis, AZ, stated he has a community website that can be used by the public completely free. The community can take advantage of the resources and support this website offers. The public may access the web page at YumaCommunityProject12.org

5. PRESENTATION

5. A. Presentation on Educator Retention Task Force through Governor Hobbs Executive Order of February 2023 to make recommendations to improve educator retention in Arizona. (Luisa Arreola, Governor Katie Hobbs Teacher Retention Task Force Member)

Ms. Luisa Arreola, Governor Katie Hobbs Teacher Retention Task Force Member, provided a PowerPoint Presentation on the crisis in retaining educators in Arizona. She added that surveys have been done on some teachers that have left and it is not the pay the reason they leave but the autonomy in the their classrooms and the work environment. She asked the City of San Luis for its assistance in displaying the link to the survey on the city's website and to encourage friends and family to take the survey.

6. CONSENT AGENDA

6. A. MINUTES OF
Special Council meeting held May 31, 2023
Regular Council meeting held June 14, 2023

6. B. DISBURSEMENTS FROM JUNE 20, 2023 TO JULY 12, 2023
Total $6,887,985.01 (Six Million, Eight Hundred Eighty-Seven Thousand, Nine Hundred Eighty-Five Dollars and One Cent)

6. C. Discussion and possible action on any and all matters regarding a proposed contract with the Arizona Interagency Farmworkers Coalition, Inc. with the dollar amount to be determined by City Council for scholarships for students who are residents of San Luis for secondary education. (Jenny Torres, Acting City Manager)

6. D. Discussion and possible action on any and all matters regarding the amended contract with the Comité De Bien Estar, Inc. for the Cancer Support Group of Yuma County for the Fiscal Year 2023-2024. (Jenny Torres, Acting City Manager)

6. E. Discussion and possible action on any and all matters regarding the Fiscal Year 2023-2024 for City Council's line-item budget in the General Ledger Account named Council's Contractual Services for consideration of continuing as a signatory on the Intergovernmental Agreement, 4FrontED. (Jenny Torres, Acting City Manager)

6. F. Discussion and possible action on any and all matters regarding ratification of the purchase of a new 2023 Peterbilt Side Loader Truck with Scorpion body for the Public Works Department's Solid Waste Division. (Manuel Hernandez, Acting Assistant Public Works Director)

MOTION: Council Member Gloria Torres/Vice Mayor Luis E. Cabrera to approve the Consent Agenda as presented. The 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 Gloria Torres	Aye
Council Member Javier Vargas	Aye

7. DISCUSSION AND POSSIBLE ACTION ITEMS:

7. A. Discussion and possible action on any and all matters regarding a proposed contract with the Greater Yuma Economic Development Corporation for regional economic development efforts. (Jenny Torres, Acting City Manager)

Ms. Jenny Torres, Acting City Manager, stated that the Greater Yuma Economic Development Corporation (GYPA) is a private non-profit corporation that is funded by both private and public. Their focus is attracting commerce and industry to the region. Throughout the years, the City of San Luis has been supportive as they have been a great resource to the community. GYPA has submitted a request for funding this coming year and introduced Mr. Greg LaVann, GYEDC's Senior Vice President.

Mr. LaVann explained the City of San Luis Performance Dashboard and its elements to bring companies into the local area. He added that the job creation by community for the past 12 years has been mainly composed of San Luis residents. He announced that they will be hiring a Mexico consultant to work directly in Baja California and Sonora on behalf of the whole region going forward.

They actually met with Mr. Luis Ramirez and he is going to help GYPA identify a consultant that will be working in those markets to help promote movement of goods through this area and attract more economic development activity to this region.

Vice Mayor Luis E. Cabrera asked how the dollar amount is set for the municipalities.

Mr. LaVann responded that they are very grateful the City of San Luis, along the City of Yuma and Yuma County all do per capita, which is $2.50 per resident. They have retained that number at the 2010 census since the city has grown adding that it will continue that number and in the future it might be revised.

MOTION: Mayor Nieves Riedel/Council Member Tadeo Azael De La Hoya to approve the contract with GYEDC in the amount of $63,763.00 for the Fiscal Year 2023-2024 as presented. The 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 Gloria Torres	Aye
Council Member Javier Vargas	Aye

7. B. Discussion and possible action on any and all matters regarding a proposed contract with the Program of Portable Practical Education Preparation, Inc. (PPEP) with the dollar amount to be determined by City Council for technical training for students who are residents of San Luis. (Jenny Torres, Acting City Manager)

Ms. Jenny Torres, Acting City Manager, explained that the YouthBuild Program of Portable Practical Education Preparation, Inc. (PPEP) is a private non-profit corporation that provides low-income youth education to obtain their high school graduate equivalency diploma, but this funding is focused on a match for a grant they received through America AmeriCorps Youth Build Grant. They are currently requesting $20,000.00.

Mr. Jesse Lopez, YouthBuild Program, stated that PPEP is requesting the support in the amount of $20,000.00 to continue their program. They are currently closing cycle 21 and have 87% attendance, 85% participation and have assisted students obtain their general education diploma (GED).

Mayor Nieves Riedel commented that she had a long conversation with Council Member Gloria Torres and agrees with her. However, they do not make the rules, but they received the rules.

One of the requirements is that the students must be San Luis residents and the rules should be changed as the kids need to be educated and should be the top priority. PPEP needs to find the way to lobby or do something so the City of San Luis can continue supporting this program. The city is willing to help but does not want to break any law. She added that she will make the motion to continue funding PPEP and they will find a way to take out that it is for residents only, so that anyone that wants to go through their program should be able to.

Vice Mayor Luis E. Cabrera asked if the city needs to match their grant in the amount of $20,000.00 adding that the city contributed $30,000.00 last year.

Mr. Lopez responded they always struggle to continue the program and if the city wishes to contribute the $30,000.00, they are welcomed.

MOTION: Mayor Nieves Riedel/Vice Mayor Luis E. Cabrera to approve the PPEP contract in the amount of $30,000.00 for the Fiscal Year 2023-2024. The 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 Gloria Torres	Aye
Council Member Javier Vargas	Aye

7. C. Discussion and possible action on any and all matters regarding the Small Business Development Center Request for funding for the fiscal year 2023-2024. (Jenny Torres, Acting City Manager)

Ms. Jenny Torres, Acting City Manager, indicated that the Small Business Development Center (SBDC) provides services such as one-one consultations and group training free of charge to assist those planning and starting a business. This is the first-time request to all of the communities; SBDC is requesting funding per capita basis in the amount of $13,630.00.

Ms. Crystal Mendoza, Director of the Small Business Development Center, explained that their main focus is to help with economic development and their main offering to the community is to provide one on one confidential counseling if they are an entrepreneur or a small business free of charge and can receive their services an unlimited number of times. Through this process of helping San Luis residents, they have been able to also to provide a variety of different workshops. This is a vast need within the community, they are currently funded through the small business administration as well as their host college, Arizona Western College and the Arizona Commerce Authority; the current total funding is $252,000.00.

With the salary for three (3) which is for one (1) counselor, one (1) business administrative assistant and one (1) director, their salary and their fringe benefits add to approximately $230,000.00 of their budget, therefore that leaves them with approximately $20,000.00 for operational expenses. They would like to hire one (1) additional business counselor, so with the city's support will help to successfully support the entrepreneurs within the City of San Luis.

Mari Carmen Lopez, Counselor of Small Business Development Center, added that some local business owners are present and would like to share their experience with SBDC, the help received during the pandemic and the COVID-19 relief funding to maintain their businesses open. It is a lot of help they provide to entrepreneurs from the community. SBDC is currently located at the public library twice a month from 1:00 p.m. to 3:00 p.m.

Mr. Rogelio Martinez, Administrative Coordinator, stated that he has been working very closely with SBDC and reaching out to the local small businesses. He has been assisting anybody in the community that would want to start a business in the City of San Luis. They have worked with other organizations including Work Force Development to help residents get hired by various companies.

Mayor Nieves Riedel asked Ms. Kay Macuil, City Attorney, if she needs to declare a conflict of interest since SBDC went to Plaza Riedel to recruit some clients and she is still legally the owner, but she is not receiving rent payments from entrepreneurs.

Ms. Macuil responded that there would not be any pecuniary interest in this organization getting people to rent from the Plaza and would not have a conflict of interest.

Ms. Leticia Aragon, owner of Bella Fashion located at 710 Urtuzuastegui Street, San Luis, AZ, stated she has had the business for approximately 25 years. During the pandemic, it was a really difficult time for all merchants, specially for the small businesses. During these times, everything was paralyzed, there were no revenues but there were expenses. She added that Small Business Development Center was of big help because not only did they provide resources to continue with her business, but also provided counseling and training on the use of technology. She is very grateful for programs like SBDC as it helped her maintain her business and other businesses will profit from them as well.

Mr. Abraham Andrade, owner of Rolls & Bowls located at 1627 Cesar Chavez Boulevard, San Luis, AZ, stated he has been working with SBDC since 2020. They have offered him financial counseling, marketing, use of social media and workshops. He also had the opportunity to work with Arizona at Work on the job training which helps people find a job and small businesses pay up to 600 hours of work to employees. Overall, many small businesses will benefit from SBDC.

MOTION: Vice Mayor Luis E. Cabrera/Council Member Javier Vargas to approve funding of $13,630.00 to the Small Business Development Center and direct staff to prepare a contract for Council approval. The motion passed with five (5) ayes 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 Gloria Torres	Aye
Council Member Javier Vargas	Aye

7. D. Discussion and possible action on any and all matters regarding recruitment for a City Magistrate. (Adela Cortez, Director of Human Resources and Kay Macuil, City Attorney)

Ms. Adela Cortez, Director of Human Resources, explained that on March 29, 2023, staff presented to the Mayor and City Council the results of the recruitment for the San Luis Municipal Court Magistrate. Since then, there has been a number of events of changes, the city lost the court administrator that had taken over the administrative operations of the court, has an ongoing assessment of operations and procedures of the court and with that there have been significant changes to the job description. Staff is seeking approval from the Mayor and City Council to reopen the recruitment of a magistrate.

MOTION: Vice Mayor Luis E. Cabrera/Council Member Maria Cecilia Cruz to begin the recruitment process for a City Magistrate. The 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 Gloria Torres	Aye
Council Member Javier Vargas	Aye

8. SUMMARY OF CURRENT EVENTS

Mr. Miguel Alvarez, Chief of Police, reported that in the last week he had an officer that had to go home because he suffered heat dehydration and two (2) other officers that received intravenous (IV's) due to dehydration at the hospital. One of those officers was attending a citizen who was dehydrated and who later passed awayr at the hospital.

It is a critical season, and he tries to provide his officers with as much as possible to prevent these type of incidents.

Mayor Nieves Riedel asked if the Police Department work with senior citizens or the Senior Center during the hot temperatures since they are the most vulnerable.

Chief Alvarez responded that from time to time through their 7/11 program or if people call in to ask the Police Department to do welfare checks on their family members, which included elderly family members, when they are concerned because they do not answer the phone. They go check and there has been times where they have found people that are injured or need medical attention.

Mayor Nieves Riedel suggested coordinating some type of program with the Fire Department for senior citizens.

Vice Mayor Luis E. Cabrera thanked the Parks & Recreation Department for organizing a successful 4th of July event. Despite the hot weather, there were over 14,000 that attended the event.

9. ADJOURNMENT

MOTION: Council Member Tadeo Azael De La Hoya/Council Member Javier Vargas to adjourn the Special Council meeting at approximately 6:57 p.m. The 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 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 Special City Council meeting of the City Council of the City of San Luis, Arizona, held on July 19, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Sonia Cornelio, City Clerk

AGENDA ITEM REVIEW FORM

Regular City Council Meeting **7. A.**

Meeting Date: 01/24/2024

Department Head: Roula Encinas, Finance Operations Manager, Finance Department

Submitted By: Roula Encinas, Acting Director of Finance, Finance Department

Action Requested: Motion

ITEM:

Discussion and possible action on any and all matters regarding the approval of budget transfer from City Council Contingency to City Council Contractual Services accounts. **(Roula Encinas, Acting Director of Finance)**

SUMMARY:

This agenda item seeks the City Council's approval for the transfer of funds from the City Council Contingency account to the City Council Contractual Services account.
On July 19th, 2023, and July 26th, 2023, the City Council approved funding and cash calls for the various agreements for FY2024, as follows:

- Greater Yuma Port Authority for $50,000.00
- 4FrontED for $8,789.20
- The Small Business Development Center for $13,630.00
- Greater Yuma Economic Development Corporation for $63,763.00
- Arizona Interagency Farmworkers Coalition for $6,000.00

Initially, the funds for these agreements were allocated within the City Council Contingency account. The current requirement is to transfer these funds to the City Council Contractual Services account. This aligns with the financial policy of the City of San Luis. The transfer will ensure that funds are accurately accounted for in the category of contractual services. Furthermore, this action adheres to the budgetary protocols and maintains fiscal discipline, ensuring that the city's financial resources are managed effectively.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE THE BUDGET TRANSFER FOR $142,190.00 TO ALLOCATE THE FUNDING OF THESE AGREEMENTS FROM THE CITY CONTINGENCY ACCOUNT TO THE CITY CONTRACTUAL SERVICES ACCOUNT FOR FY2024.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	YES
CITY/STATE/FEDERAL FUNDS:	YES
TOTAL:	$142,190.00
BUDGETED AMOUNT:	$506,450.00
AVAILABLE AMOUNT TO TRANSFER:	$425,120.00
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	See Fiscal Impact

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

The Finance Department is requesting the budget transfer from the City Contingency GL account 100-110-81000 to the City Council Contractual Services GL account 100-110-80000 for $142,190.00 to allocate the proper expenses for these approved agreements.

APPROVED by Council
Date: 2/28/24
Clerks Office: MLopez

MINUTES
Regular Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
January 24, 2024
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 Gloria Torres
Council Member Maria Cecilia Cruz
Council Member Tadeo Azael De La Hoya (at 6:02 p.m.)
Council Member Matias Rosales
Council Member Javier Vargas

ABSENT:
Council Member Luis E. Cabrera

OTHERS PRESENT:
Jenny Torres, Acting City Manager
Kay Macuil, City Attorney
Sonia Cornelio, City Clerk
Antonio Maldonado, Video Production Specialist
Domingo Sosa, Graphics and Media SPecialist
Emmanuel Botello, Police Lieutenant
Edgar Esparza, Billing & Collections Manager
Enrique Lopez, Assistant Fire Chief
Eulogio Vera, Director of Public Works
Jorge Perez, Assistant Director of Public Works
Jose Guzman, Director of Development Services
Juan Tejeda, Associate Planner
Lizette Varela, Acting Director of Parks & Recreation
Manuel Hernandez, Assistant Director of Public Works
Maria Sabori, Risk Manager
Miguel Ramirez, Finance Accounting Manager
Olivia Jenkins, Operations Coordinator
Roula Encinas, Finance Operations Manager
Ruben Lopez, Information Technology Technician
Albert Leon, Resident
Angelica Torres, Resident
Brian De La Hoya, Resident
Lorena Sanchez Martinez, Resident
Maria De Jesus Juarez, Resident
Maria Nuñez, Resident

6. B. DISBURSEMENTS FROM DECEMBER 30, 2023 TO JANUARY 18, 2024
Total $1,685,326.09
(One Million, Six Hundred Eighty-Five Thousand, Three Hundred Twenty-Six Dollars and Nine Cents)

MOTION: Council Member Matias Rosales/Council Member Tadeo Azael De La Hoya to approve the Consent Agenda as presented. Motion passed unanimously.

The vote was as follows:

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

7. DISCUSSION AND POSSIBLE ACTION ITEMS:

7. A. Discussion and possible action on any and all matters regarding the approval of budget transfer from City Council Contingency to City Council Contractual Services accounts. (Roula Encinas, Acting Director of Finance)

Ms. Roula Encinas, Acting Director of Finance, stated that the agenda item seeks approval to process the budget transfer from City Council Contingency Account to City Council Contractual Services Account. The agreements approved by the City Council in July 2023 were for the Greater Yuma Port Authority (GYPA), 4FrontED, Small Business Development Center, Greater Yuma Economic Development Corporation (GYEDC) and Arizona Interagency Farmworkers Coalition. The funds were allocated in the City Contingency Account at the time the budget was adopted. In order to record expenses accordingly, staff is asking for the City Council's approval to proceed with the budget transfer.

MOTION: Council Member Javier Vargas/Council Member Tadeo Azael De La Hoya to approve the budget transfer for $142,190.00 to allocate the funding of these Agreements from the City Contigency Account to the City Contractual Services Account for FY2024. Motion passed unanimously.

The vote was as follows:

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

AGENDA ITEM REVIEW FORM

Regular City Council Meeting **5. D.**

Meeting Date: 05/22/2024

Department Head: Kay Macuil, City Attorney, Attorney's Office

Submitted By: Kay Macuil, City Attorney, Attorney's Office

Action Requested: Motion

ITEM:

Discussion and possible action on any and all matters regarding the Small Business Development Center ("SBDC") Intergovernmental Agreement between San Luis and Arizona Western College per Council's Approval on July 19, 2023, of the request for funding for the Fiscal Year 2023-2024. **(Jenny Torres, Acting City Manager)**

SUMMARY:

Service: The Small Business Development Center ("SBDC ") provides free one-on-one consultations and group training to assist those planning or starting a business. They have been providing services in San Luis, including at the City's Business Incubator.

Compliance: This was a new request in 2023 and was approved by City Council on July 19, 2023. The SBDC presented its mid-year report to the City Council on January 10, 2024, and was on track to meet its measurable goals. SBDC has procedures to verify whether their clients reside in San Luis as part of their funding from the federal Small Business Administration. The federal law and requirements allow the SBDC to provide a list of SBDC San Luis clients who have consented to disclose that they are clients. So, the City may not be able to verify directly how many San Luis residents or San Luis businesses are served.

Amount: The Small Business Development Center requested $13,630.00, which the City Council approved on July 19, 2023. The amount was determined at forty cents (40¢) per capita from the July 1, 2022, population estimate by the Arizona Office of Economic Opportunity, which estimates the population of San Luis at 34,074.

Consent Agenda: This item is on the consent agenda for the contract for SBDC's services, which was approved on July 19, 2023. The contract was modified from the version that was on the May 17, 2024, posting of the Agenda because the SBDC requested that the contracting party be changed from the Arizona Western College Foundation to Arizona Western College.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT WITH ARIZONA WESTERN COLLEGE FOR SERVICES OF THE SMALL BUSINESS DEVELOPMENT CENTER FROM JULY 1, 2023, THROUGH JUNE 30, 2024, IN THE AMOUNT OF $13,630.00 AS PRESENTED.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	Yes, if funded
CITY/STATE/FEDERAL FUNDS:	City
TOTAL:	$13,630.00
BUDGETED AMOUNT:	See the Fiscal Impact Statement
AVAILABLE AMOUNT TO TRANSFER:	See the Fiscal Impact Statement
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	See the Fiscal Impact Statement

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

If funding is approved, there is budget capacity in the GL account 100-110-80000 for the fiscal year 2023-2024 for the requested $13,630.00 for SBDC services.

Attachments

IGA with AWC for SBDC Services

SBDC's Funding Request

Services Slide Deck

Services One-Sheet

2023 May 17 Work Session Minutes Excerpt

Midyear Report Slide Deck

AGREEMENT

This agreement ("Agreement") is made this _____ day of May 2024. This Agreement is between:

Arizona Western College, A Political Subdivision of the State of Arizona. and the Arizona Western College Small Business Development Center ("SBDC") 2020 South Avenue 8 E Yuma, Arizona 85365	The City of San Luis City Hall 1090 East Union Street (Physical Address) San Luis, Arizona P.O. Box 1170 (Mailing Address) San Luis, Arizona 85349 an Arizona municipal corporation ("City")

Arizona Western College and the City may be referred to singularly as the "Party" and collectively as the "Parties."

In consideration of the mutual benefits and obligations in this Agreement, the Parties agree:

SECTION ONE. ARIZONA WESTERN COLLEGE DUTIES

Arizona Western College shall use the City funds under this agreement solely for the SBDC programs in San Luis, Arizona ("San Luis") or for San Luis residents of businesses in San Luis in connection with the SBDC program. Arizona Western College shall ensure that SBDC uses the funds:

(1.1) to conduct well-publicized outreach, free and open to the public in San Luis, Arizona ("San Luis"), to inform the public of the services of SBDC;

(1.2) to provide its services free of charge; and

[Intentionally left blank. The Agreement continues next page]

(1.3) to take all desirable steps to meet its annual goals ending June 30, 2024, for San Luis set out here showing progress as of January 2024:

Performance Metrics July 2023 - June 2024		
	Established Goals San Luis	Performance as of January 2024
Business Starts	3	3
Capital Formation	$ 433,681.82	$ 302,097.00
Full-time Jobs Created	18	14
Full-time Jobs Retained	13	13.5
Sales Growth	$ 600,000.00	$ 503,200.00
Customer Count	60	103

SECTION TWO. BOOKS, RECORDS, AND REPORTS

Arizona Western College shall keep accurate and current books showing disbursements and the purpose of disbursements and retain all receipts to account for the City's funds. Such books shall be kept in a place convenient for the City, and the City shall have access to and the right to examine such books at any and all reasonable times.

Arizona Western College shall cause to be prepared a report for presentation to the City Council, which shall include the activities and services provided benefiting San Luis residents or San Luis businesses and the number of San Luis residents or businesses served. At all times, the privacy of the SBDC clients shall be respected as required under the Small Business Administration Act codified at 15 US 648(a)(7) and 13 C.F.R. Part 130 to the extent permitted by the Arizona Public Records Act.

It is acknowledged that SBDC presented a report to the City Council at its regular meeting on January 10, 2024.

SECTION THREE. CITY'S DUTIES

City shall pay Arizona Western College $13,630.00 solely for the purposes described in SECTION ONE above. The City shall pay upon Arizona Western College invoice, submitted to the attention of “San Luis Administration” to the Post Office Box in the first paragraph of this Agreement.

SECTION FOUR. INDEPENDENT CONTRACTOR AND OBEY ALL LAWS

4.1 Rights of Arizona Western College as an independent contractor include but are not limited to control of the work, manner, and methods of the work, and the right to contract with others.

4.2 The Parties agree that Arizona Western College, its employees, agents, and subcontractors shall all be independent contractors. Arizona Western College employees, agents, and subcontractors shall not be considered employees or agents of the City for any purpose, except as set forth in Section 4.10. They will not be entitled to the City's employee benefits.

4.5 Employment Law. Arizona Western College shall be responsible for complying with all employment laws and responsible for all obligations owed its employees, including but not limited to safe work conditions, all wages, payroll tax withholding, workers' compensation coverage, and unemployment compensation coverage.

4.6 Employment Eligibility. Under A.R.S. § 41-4401, e-verify:

(a) Arizona Western College warrants its compliance with all federal immigration laws and regulations that relate to its employees and its compliance with A.R.S. § 23-214(A).

(b) That a breach of a warranty under paragraph (a) shall be deemed a material breach of the Agreement subject to penalties, including contract termination.

(c) That the City retains the legal right to inspect the papers of any contractor or subcontractor who works on this Agreement to ensure that the contractor or subcontractor complies with the warranty under paragraph (a).

4.7 Conflict of Interest. This Agreement is subject to the cancelation provisions of A.R.S. § 38-511 due to conflict of interest.

4.8 No forced labor of Uyghurs. By signing this Agreement, Arizona Western College certifies in compliance with A.R.S. § 35-394 that it does not currently, and agrees for the duration of this Agreement that it will not use (1) the forced labor of the ethnic Uyghurs in the People's Republic of China, (2) any goods or services produced by the forced labor of the ethnic Uyghurs in the People's Republic of China, nor (3) any contractors, subcontractor or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

4.9 Obey all Laws. Arizona Western College shall comply with and obey all laws that affect the work of Arizona Western College under this Agreement.

4.10 Workers' Compensation. For purposes of workers' compensation, an employee of a Party to this Agreement, who works under the jurisdiction or control of, or who works within the jurisdictional boundaries of another Party pursuant to this Agreement, is deemed to be an employee of both the Party who is her primary employer and the Party under whose jurisdiction or control or within whose jurisdictional boundaries she is then working, as provided in A.R.S. §23-1022(D). The primary employer of such

employee shall be solely liable for payment of workers' compensation benefits for the purposes of this section. Each Party herein shall comply with the provisions of A.R.S. §23-1022(E) by posting the notice required.

SECTION FIVE. MUTUAL INDEMNIFICATION

To the fullest extent permitted by law, each Party (as "Indemnitor") agrees to defend, indemnify, and hold harmless the other Party and its officers, officials, employees, agents (collectively "Indemnitee") from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorney's fees) (hereinafter collectively referred to as "Claims") arising out of bodily injury of any person (including death) or property damage, but only to the extent that such Claims that result in liability to the Indemnitee are caused by the act, omission, negligence, misconduct, or other fault of the Indemnitor, its officers, officials, agents, employees, or volunteers.

This indemnification provision shall survive the expiration or termination of this Agreement. Each Party shall name the other and its officers, officials, agents, and employees as additional insureds with respect to liability arising out of the activities performed by the indemnifying Party or its officers, officials, agents, and employees.

[Intentionally left blank. The Agreement continues to the next pages.]

Each Party shall provide a Certificate of Insurance to the other showing the additional insureds required above.

Type of Coverage	Coverages	Limits
Commercial General Liability – Occurrence Form	Each Occurrence Limit	$1,000,000
a) Policy shall include bodily injury, property damage, personal injury, broad form contractual liability	Personal Injury/Advertising Injury Limit	$1,000,000
	General Aggregate Limit	$2,000,000
Workers' Compensation and Employer's Liability	Workers' Compensation	Statutory

SECTION SIX. TERMINATION

6.1 Without Cause. Either Party may terminate this Agreement and the services to be rendered, with written notice to the other Party at least 30 days before the termination.

6.2 With Cause. Either Party may terminate this Agreement immediately for cause. For this purpose, "cause" means a material breach of this Agreement that the breaching Party does not cure within ten (10) days of receiving notice of the alleged breach from the non-breaching.

6.3 Expiration. The agreement expires on June 30, 2024.

SECTION SEVEN. MISCELLANEOUS PROVISIONS

7.01 Notices. Notice required in this Agreement shall be in writing and delivered personally to the other Party or sent by any commercially reasonable means of receipted delivery addressed to that Party at the address most recently provided in writing. Either Party may change the address to which notice is to be sent by written notice to the other under any provision of this paragraph.

7.02 No Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof. No waiver by the Parties of the breach of any provision of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other provision of this Agreement. No waiver and no modification shall be effective unless it is in writing and signed by the Parties and then only to the extent expressly set forth in such writing.

7.03 Amendment. Neither Party shall change or add to this Agreement except by written amendment executed by the Parties.

7.04 Severability. If any provision of this Agreement is declared void or unenforceable by a court of competent jurisdiction or by operation of legislation, such provision shall be severed from this Agreement. The remainder of this Agreement will not be affected by that invalidity or unenforceability. Each remaining provision of this Agreement will be valid and enforced to the extent permitted by the law.

7.05 Governing law. The laws of Arizona shall govern the interpretation and enforcement of this Agreement.

7.06 Venue. Venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction in Yuma County, Arizona. In such legal action, the Parties shall waive any right to object to such venue. Nothing in this paragraph shall be deemed to have authorized the bringing of any legal action in a court without jurisdiction to adjudicate it.

7.07 Attorney Fees and Costs. If either Party finds it necessary to bring any action at law, arbitration, or other proceedings against the other Party to enforce any of the terms, covenants, or conditions in this Agreement, to the fullest extent permitted by law, the non-prevailing Party shall pay all reasonable costs, reasonable financial services fees, and reasonable attorney's fees. If the prevailing Party secures a judgment, all such costs and fees shall be included in the judgment, set by the court and not by jury.

7.08 No Assignment. Arizona Western College shall not assign the benefits nor delegate the obligations under this Agreement to any person or entity.

7.09 No Third-Party Beneficiaries. There are no third-party beneficiaries to this Agreement. No person or entity not a Party shall have any right or cause of action under this Agreement.

7.10 No Agency Created. Nothing in this Agreement shall create any agency, partnership, joint venture, or other similar arrangements between the Parties.

7.11 No Personal Liability. In carrying out any of the provisions of this Agreement or in exercising any power or authority granted to them by this Agreement, there shall be no personal liability on the City, its agents, elected officials, officers, and employees. The Parties understand that they act as agents and representatives of the City in such matters.

7.12 Time is of the Essence. Time is of the essence in this Agreement. Arizona Western College shall use the utmost diligence to provide the services in this Agreement before June 30, 2024.

7.13 Further Acts. The Parties shall execute and deliver all documents and perform all acts as reasonably necessary to carry out the matters contemplated by this Agreement.

7.14 *Force Majeure*. If either Party or both Parties are prevented or materially restricted from performing any of their obligations under this Agreement due to an event of *force majeure*, then the obligations of both Parties shall be suspended or reduced to the extent made necessary by the event. As used in this subsection, "*force majeure*" means any act or cause not reasonably within the control of the Party whose ability to perform is impaired if that Party could not have prevented the cause by the exercise of reasonable diligence. In this Agreement, *force majeure* includes, but is not limited to, natural or man-made disasters, epidemics, pandemics, public health orders, emergency orders, material changes in the law or regulation; or any other legitimate condition beyond the City's or Arizona Western College control.

7.15 Headings. The headings in this Agreement are inserted for convenience only. They shall not control or affect the meaning or construction of this Agreement.

7.16 Authority. The undersigned represent to each other that they:

- have full power and authority to enter into this Agreement and
- have ensured that all necessary actions have been taken to give full force and effect to this Agreement.

7.18 Entire Agreement. This Agreement, including its incorporated Exhibit A, constitutes the entire Agreement between the Parties. All prior and contemporaneous agreements, representations, and understanding of the Parties, oral or written, are superseded and merged in this Agreement.

7.19 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts. Such signature pages may all be attached to a single instrument so that the signatures of all Parties may be physically attached to a single document.

[Intentionally left blank. The signature page follows.]

The Parties have executed this Agreement in Yuma County, Arizona, on the day and year first set forth above, which is the date of the signature of the last Party to sign.

City of San Luis, Arizona

Nieves Riedel, Mayor

ATTEST:

Sonia Cornelio, City Clerk

Under A.R.S. § 11-952(D), I certify that I have determined that this Agreement is in proper form, and it is within the powers and authority granted to the City of San Luis under the laws of Arizona.

Kay Marion Macuil, City Attorney

Arizona Western College

Signature of the authorized representative

Print Name and Title

Under A.R.S. § 11-952(D), I certify that I have determined that this Agreement is in proper form, and it is within the powers and authority granted to Arizona Western College under the laws of Arizona.

Arizona Western College's Attorney

Print Name

Crystal Mendoza
1351 South Redondo Center Drive #101
Yuma, AZ 85365
Crystal.Mendoza@azwestern.edu / (928) 317-6151

March 20, 2023

Ralph Velez,
1090 E. Union St
San Luis, AZ 85349

Dear City Manager,

Arizona Western College (AWC) Small Business Development Center (SBDC) services Yuma County to help launch, grown and sustain small businesses. AWC SBDC's main offering to the community is No-Cost one-on-one confidential evaluation and guidance by business counselors. In addition, our center provides other types of no-cost assistance to include training/workshops, business plan assistance, market feasibility and research, marketing strategy development, cash flow analysis, identifying sources of capital, and SBA loan assistance, to name a few. AWC SBDC's goal is to preserve and create small business jobs and revenue, and facilitate capital formation within our community.

AWC SBDC has been working closely with the City of San Luis Economic Development to support entrepreneurs within the community. AWC SBDC has supported local entrepreneurs with San Luis, AZ which in turn has provided an economic impact to the City of San Luis as follows;

	Oct 2021 - Sept 2022	Oct 2022 - Present
Clients	25	14
Total Capital Formation	$ 160,500	$ 203,136
Jobs Created	2	17
Jobs Retained	2	12
Sales Growth	$ 1,337,960	$ 591,341

With only six months into the Federal Fiscal Year (October 1, 2022 – present), the economic impact will be surpassing the impact made in the previous year. We look forward to this success.

In addition, AWC SBDC will be providing no-cost workshops to San Luis entrepreneurs on March 30, 2023 Business Planning and Government Contracting, July 12, 2023, and October 11, 2023 topics to be determined based on community need.

I am humbly requesting your support, on behalf of AWC SBDC, as we are very limited on funding, which in turn limits our ability to fund or hire experienced personal. Our team is comprised of a full-time bilingual Director, a full-time Administrative Assistant, and a full-time bilingual Business Analyst/Counselor. Our community has a vast need for our services, although due to funding and being understaffed, we are currently not able to meet the needs of the community. I am hereby, requesting support of funding through an Intergovernmental Agreement from all the municipalities served. As seen

below, the center is seeking support of $.40 per capita (population data obtained from July 1, 2022 Estimates on AZ Office of Economic Opportunity).

Location	Population	Contribution
San Luis, Az	34,074	$13,630
Somerton	14,651	$5,860
Wellton	2,549	$1,020
Yuma City	99,600	$39,840
Yuma County	57,046	$22,818
Total	**207,920**	**$83,168**

Contribution Per Capita	**$0.40**

Our network delivers a great return on investment. On average, each dollar spent on the AZSBDC and its Arizona small business clients increases sales by **$18**, accesses **$14** in new capital, and creates or retains **6** jobs *on every working day!*

Thank you for your time, consideration, and support.

Kind Regards,

Crystal Mendoza,
Director of Small Business Development Center at AWC

SMALL BUSINESS DEVELOPMENT CENTER
REQUESTING
FUNDING SUPPORT



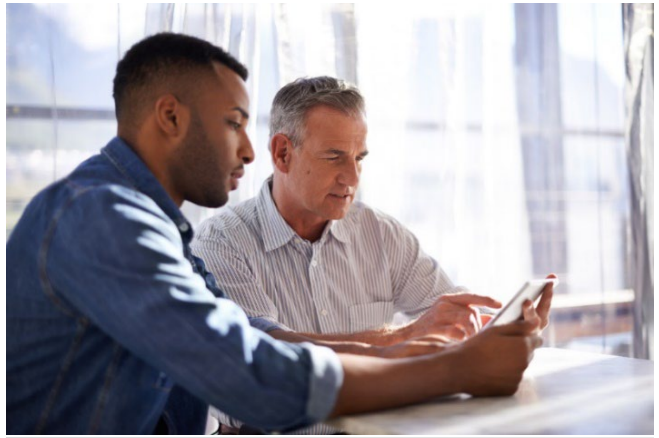
CRYSTAL MENDOZA

DIRECTOR OF THE SMALL BUSINESS DEVELOPMENT CENTER (SBDC) - AWC

WHO WE ARE

- The AZSBDC Network works to help launch, grow and sustain small businesses in Arizona. We are Arizona's largest most comprehensive and accessible statewide source of assistance for small businesses in every stage of development.

WHY CLIENTS COME TO US



Counseling
(No Fee)

Start-Up Assistance
Business Plan Development
Financing and capital needs for start up and growth
Financial analysis and budgeting
Marketing and sales strategies
Existing business expansion-growth
Succession planning
Technology commercialization
Export planning
Government contracting - PTAC

SBDC COUNSELING EXPERIENCE

Complete a Request for Counseling form.



Initial Counseling Session

Identify business goals and areas of assistance needed.

Follow-on Sessions

Meet with counselor for regular guidance.

Tracking of Business Goals

Track and report metrics.

Counseling is by appointment only.

azsbdc.net

SBDC-AWC OPEN COUNSELING SESSIONS @ LOCAL LIBRARY'S

- Yuma Library: Twice a Month - Tuesdays 1PM-3PM
- Somerton City Hall: Second Wednesday of every Month 1PM-4PM
- Wellton Library: Fourth Wednesday of every month 1PM-3PM
- San Luis Library: Every other Thursday 1PM-3PM
- AWC Main Campus Library – First Wednesday of the month 9am-11am (Fall & Spring Semesters)
- AWC Parker Campus – May 25, Aug 24, Nov 9 1-3PM

Follow-Us!

FB: Small Business Development Center at Arizona Western College (TeamSBDC)

Twitter: @SBDCAWC

Instagram: SBDCAWC

Located: Downtown Center – AWC /Phone (928) 317-6151

ARIZONA COMMERCE AUTHORITY

POWERED BY SBA

2023 WORKSHOPS / EVENTS / CAMPAIGN

	# Attendees
City of San Luis - Workshops at San Luis Library	
03/30/2023 3:30PM – Business Licensing Steps, Government Contracting (City of San Luis to show their videos for business license and some city officials present and business owner.)	37
5/18/2023 3:30-4:30PM Google Mi Negocio, Incluye lo basico de pagina web y redes sociales	
07/06/2023 3:30PM Business Insurance, Liability insurance, Workers Compensation, Health insurance	
10/19/2023 3:30PM Business Financing/Lending.	
City of Somerton - Workshops at City Hall	
4/19/2023 3pm - Marketing; Take your business to the next level! Sustain, Grow, Expand.	18
7/12/2023 3pm – Business License Steps, Government Contracting, City to show their videos for business license and some city officials present and business owner), (Other possible topics -Marketing – Social media, Billboards, Google mi Nogocio Video Production, Moonshot Invite. Or Business Insurance, Liability insurance, workers comp, health insurance). Or Business Financing/Lending.	
10/11/2023 3pm – Business License Steps, Government Contracting, City to show their videos for business license and some city officials present and business owner), (Other possible topics -Marketing – Social media, Billboards, Google mi Nogocio Video Production, Moonshot Invite. Or Business Insurance, Liability insurance, workers comp, health insurance). Or Business Financing/Lending.	
City of Yuma	
03/21/2023 4:00 - 5:00 pm Small Business Start-ups - Business Licenses (at City Hall)	25
04/18/2023 4:00 - 5:00 pm - Marketing (at City Hall)	20
07/11/2023 4:00 - 5:00 pm - Insurances for Businesses (Yuma Main Library)	
10/24/2023 4:00 - 5:00 pm - Finance/Lending (Yuma Main Library)	
Wellton	
04/27/2023 - 10:30am - 11:30am - Connecting Small Businesses with Future Entrepreneurs	106
07/19/2023 3:00 - 4:00 pm Tentative - Marketing; Take your business to the next level! Sustain, Grow, Expand.	
10/18/2023 3:00 - 4:00pm Tentative - Business Financing/Lending.	

	# Attendees
Boots To Business - Workshops at MCAS Yuma	
3/18/23 12:30 – 1:30 pm MODULE 7: INTRODUCTION TO BUSINESS PLANNING OBJECTIVE: Leveraging the Nuts-and-Bolts Guide to Business Planning. Understand how to move from feasibility analysis to constructing a viable and fundable business plan.	10
6/14/23 12:30 – 1:30 pm MODULE 7: INTRODUCTION TO BUSINESS PLANNING OBJECTIVE: Leveraging the Nuts-and-Bolts Guide to Business Planning. Understand how to move from feasibility analysis to constructing a viable and fundable business plan.	
AZ at Work Youth Entrepreneurial Program - Workshops at Downtown Center	
3/13/2023 at 3:00pm - 4:30pm Entrepreneurial Skills Training; to provide the basics of starting and operating a small business, such training must develop the skills associated with entrepreneurship. A) Taking initiative (Evaluate your business idea form will be used), B) Creatively seeking out and identifying business opportunities, C) Developing budgets and forecasting resources needs, D) Understanding various options for acquiring capital and the trade-offs associated with each option; and E) Communicating effectively and marketing oneself and one's ideas.	22
5/22/2023 at 3:00pm - 4:30pm Entrepreneurial Skills Training;	
7/10/2023 at 3:00pm - 4:30pm Entrepreneurial Skills Training;	
9/11/2023 at 3:00pm - 4:30pm Entrepreneurial Skills Training	
11/6/2023 at 3:00pm - 4:30pm Entrepreneurial Skills Training;	
Kofa High School--	
05/02/23 - Youth Entrepreneurial Skills Training Workshop 11:30am - 12:30 pm	18
Cibola High School - **Cancelled**	
Consulado de Mexico	
04/14/23 - 3:00pm - 4:00pm - Mexicana Empremde - Business Plans, Entrepreneurship (Tentative)	6
04/17/23 - 3:00pm - 4:00pm - Marketing/Social Media (Tenative)	
04/21/23 - 3:00pm - 4:00 pm - Marketing/Social Media (Tenative)	
04/26/23 - 3:00pm - 4:00pm - Disena Tu Futuro (Tenative)	6
State-Wide SBDC Workshop	
05/03/23 - Conduct business in Arizona With Confience & Innovation Portal Program -	150+

ARIZONA COMMERCE AUTHORITY

PARTNERSHIP WITH CITY OF SAN LUIS











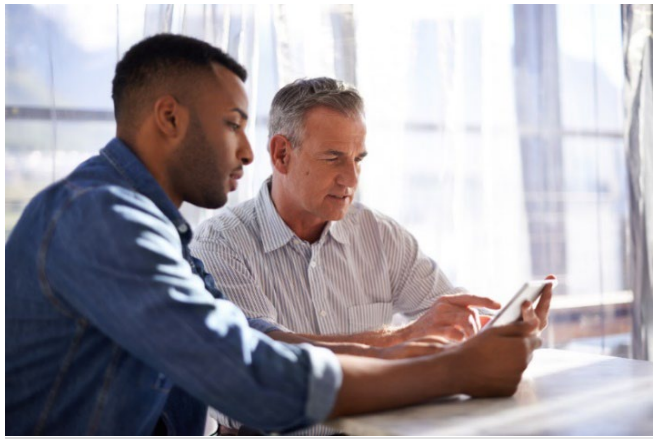




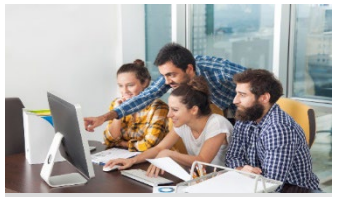


SBDC SERVICES

Yuma SBDC is part of America's SBDC Arizona Network.



Counseling
(No Fee)



Training



Resources

For Yuma & La Paz Counties

- 1 Full Time Center Director
- 1 Full Time Business Counselor
- 1 Full Time Administrative Assistant

Population Served

(July 1, 2022 Estimates (Per AZ Office of Economic Opportunity)

Yuma County - 209,920
La Paz County - 16,860

AWC SBDC
ECONOMIC IMPACT

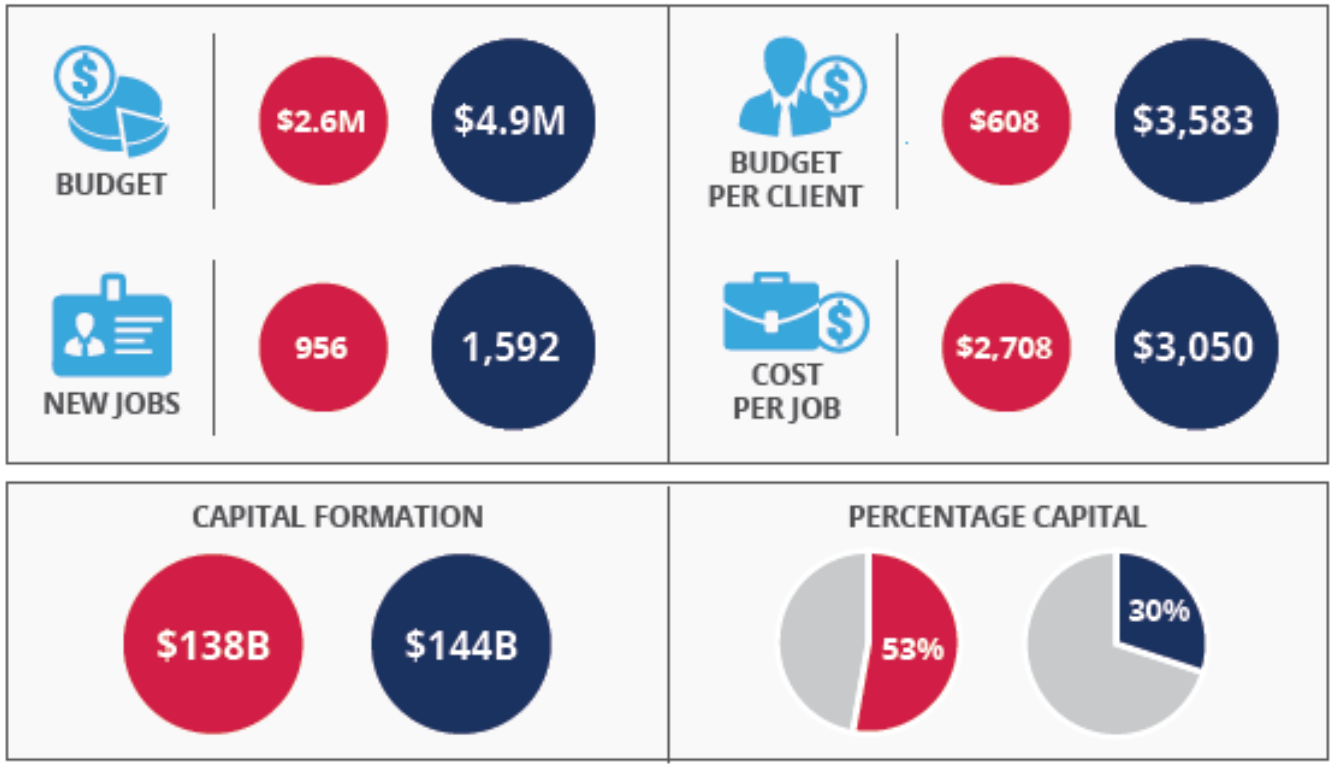
	Oct 2021 - Sept 2022	Oct 2022 - Present
Clients	581	457
Sessions	984	779
Total Capital Formation	$ 3,579,300	$ 4,832,416
Jobs Created - FT	108	145
Jobs Retained - FT	75	120
Biz Starts	18	16
Sales Growth	$ 1,588,356	$ 14,048,561

- Data last updated 5/8/23



ARIZONA VS. NATIONAL AVERAGE

ARIZONA NATIONAL AVERAGE



AWC SBDC FUNDING

Funding Source	Yearly Funding
Small Business Administration	$ 110,000.00
Arizona Commerce Authority	$ 32,000.00
AWC Cash Match - Historical	$ 110,000.00
Total Funding	**$ 252,000.00**
Currently on Staff - Total Salaries and Fringe	**$ 230,919.02**
Full Time Center Director	
Full Time Business Counselor	
Full Time Administrative Assistant	

RETURN ON INVESTMENT

The AZSBDC Network delivers a great return on investment. On average, each dollar spent on the AZSBDC and its Arizona small business clients increases sales by **$18**, accesses **$14** in new capital, and creates or retains **6** jobs *on every working day!*

The AWC Foundation is a 501 (c)3 nonprofit organization. Federal Tax ID# 86-6051919

For information about making a donation, please contact **Laura Knaresboro** at: laura.knaresboro@azwestern.edu or 928-344-1720. To make a donation on-line, visit our website at: https://foundation.azwestern.edu/give-online

THE ASK

Location	Population	Contribution Per Capita $.40
San Luis	34,074	$13,630
Somerton	14,651	$5,860
Wellton	2,549	$1,020
Yuma	99,600	$39,840
Yuma County	57,046	$22,818
Total	**207,920**	**$83,168**

Full-time Business Counselor Salary	$	41,322.00
Fringe benefits (38.4% of salary)	$	15,867.00
Operational Supplies for Center	$	25,979.00
	$	83,168.00

(Population per July 1, 2022 Estimates (Per AZ Office of Economic Opportunity)

QUESTIONS?



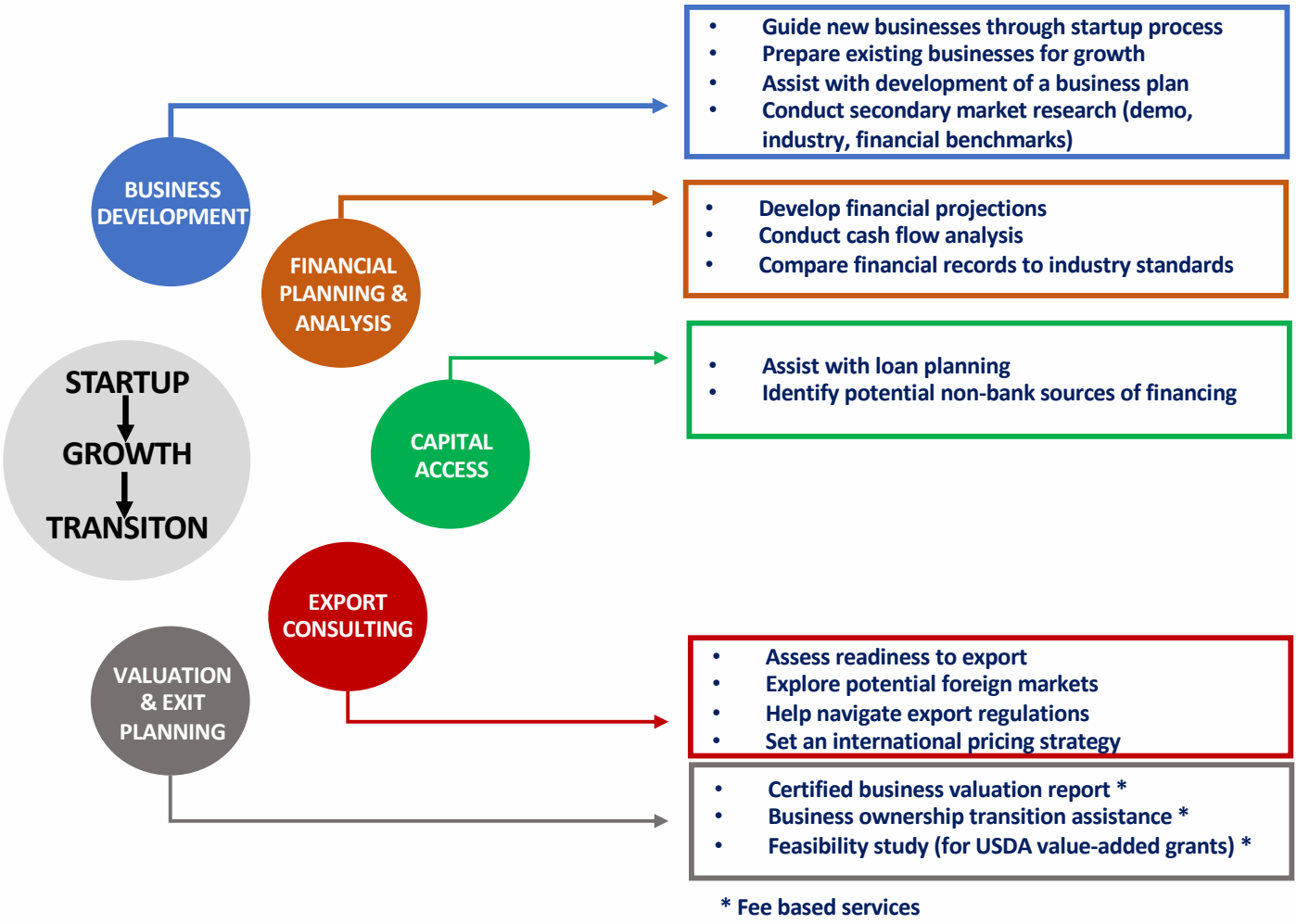
STARTUP
GROWTH
TRANSITION

SERVICES FOR ENTREPRENEURS & SMALL BUSINESS OWNERS

#TEAMSBDC

AMERICA'S SBDC ARIZONA
Arizona Western College

No cost consultation for every stage of development



* Fee based services

#TEAMSBDC serves small business.

- Business plan development
- Small business startups
- Women owned businesses
- Veteran owned businesses
- Marketing
- Organizational structures
- Accounting/recordkeeping
- International trade
- Cost Analysis
- Financial strategies
- Government procurement
- Business expansion
- Disaster relief/recovery
- Financial planning

Complete a Request for Counseling form by scanning this QR code or visit: https://awc.azsbdc.net/

Counseling is by appointment only.

Contact us!
Phone: (928) 317-6151
Email: TeamSBDC@azwestern.edu
Address: 1351 South Redondo Center Drive
Yuma, AZ 85365

Follow us on Social Media!

SBDCAWC | @SBDCAWC | SBDCAWC

AMERICA'S SBDC ARIZONA
Arizona Western College

Ms. Crystal Mendoza, Director of the Small Business Development Center (SBDC), made a PowerPoint presentation included with the complete agenda packet filed in the City Clerk's Office. She informed that SBDC is requesting funding of $13,630 from the city through an Intergovernmental Agreement. She concluded her presentation by stating that with the assistance, SBDC will be able to fulfill the needs of entrepreneurs within the communities and will create new jobs.

SMALL BUSINESS DEVELOPMENT CENTER FY 2023 Economic Impact Accomplishments & Ask



Speaker: Crystal Mendoza

MBA - Emphasis in Public Management

Director of the Small Business Development Center at AWC

Who we are

The AZSBDC Network works to help launch, grow and sustain small businesses in Arizona. We are Arizona's largest most comprehensive and accessible statewide source of assistance for small businesses in every stage of development.

SBDC-AWC OPEN COUNSELING SESSIONS @ LOCAL LIBRARIES

SCAN THE QR CODE TO REQUEST AN APPOINTMENT

- Yuma Main Library: 2 times a month - Tuesdays 1 PM-3 PM
- Somerton City Hall: Second Wednesday of every Month 1 PM-4 PM
- Wellton Library: Third Wednesday of every month 1 PM-3 PM
- San Luis Library: 2 times a month - Thursdays 1 PM-3 PM
- AWC Main Campus Library – First Wednesday of the month 9 am-11 am (School in session)
- AWC Parker Campus – May 25, Aug 24, Nov 9 from 1-3PM
- Quechan Indian Tribe – 2nd Thursday of every month 1PM – 3PM

FY 2023 Workshops Provided

- Marketing: Take Your Business To the Next Level
- LoanReady
- Mi Negocio en Google Incluye lo Basico de Paginas Web y Redes Sociales
- QuickBooks - Overview
- Small Business Start-up Licensing
- San Luis Business Incubator Entrepreneurship program and Presentations from Tenants and Students from Equal Opportunity

FY 2024 Upcoming Topics

- Bookkeeping/ Admin
- Small Business Development Fair
- Sharing Resources from AZ@Work
- Prepare for Retirement, SS, and Medicare Contributions
- Mi Negocio en Google
- Buy Local Campaign

AMERICA'S SBDC ARIZONA Arizona Western College

SBA U.S. Small Business Administration

ARIZONA COMMERCE AUTHORITY

ARIZONA WESTERN ENTREPRENEURIAL COLLEGE

***Not allowed to provide legal or tax assistance**











VISITING LOCAL SAN LUIS BUSINESSES









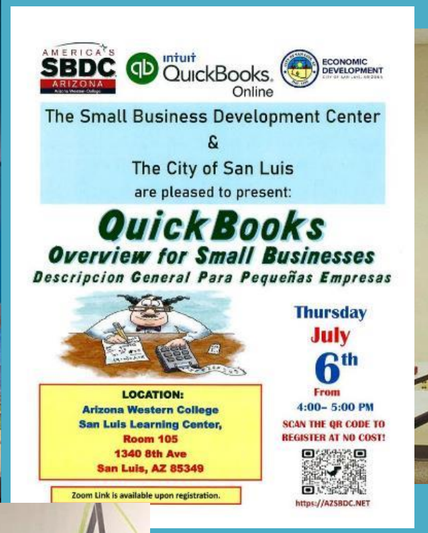



Council Chamb
Sala Del Cabildo
POR FAVOR
Compra Local


AMERICA'S SBDC ARIZONA
startup unidos
ECONOMIC DEVELOPMENT
The Small Business Development Center
& the City of San Luis
are pleased to present:
Marketing
Mi Negocio en Google
Básicos de Páginas Web y Redes Sociales
May
18th
3:30- 4:30 p.m.
SCAN THE QR CODE TO REGISTER AT NO COST!
San Luis Library
Room A
1075 6th Avenue, San Luis, AZ 85349
For businesses that can't attend Zoom Link is available upon registration.
https://AZSBDC.NET


San Luis
POR FAVOR
Compra Local


aea Federal Credit Union
JESUS SERVIN
Branch Manager


AMERICA'S SBDC ARIZONA
intuit QuickBooks Online
ECONOMIC DEVELOPMENT
The Small Business Development Center
&
The City of San Luis
are pleased to present:
QuickBooks
Overview for Small Businesses
Descripcion General Para Pequeñas Empresas
Thursday
July
6th
From
4:00- 5:00 PM
SCAN THE QR CODE TO REGISTER AT NO COST!
LOCATION:
Arizona Western College
San Luis Learning Center,
Room 105
1340 8th Ave
San Luis, AZ 85349
Zoom Link is available upon registration.
https://AZSBDC.NET


AMERICA'S SBDC ARIZONA


ECONOMIC DEVELOPMENT
PPEP Microbusiness & Housing Development Corporation
THE SMALL BUSINESS DEVELOPMENT CENTER, PPEP MICROBUSINESS AND HOUSING DEVELOPMENT CORPORATION (PMHDC) & THE CITY OF SAN LUIS ARE PLEASED TO PRESENT:
LoanReady
WORKSHOP
LOCATION
AWC SAN LUIS LEARNING CENTER ROOM #101
1340 8TH AVE, SAN LUIS, AZ 85349
DATE
THURSDAY,
OCTOBER 26, 2023.
TIME
3:30 PM TO 4:30 PM
LINK ZOOM UPON REGISTRATION
NO COST WORKSHOP
AMERICA'S SBDC ARIZONA
SCAN THE QR TO REGISTER OR VISIT
WWW.AWC.AZSBDC.NET


AMERICA'S SBDC ARIZONA
StartUp
Growth
Transition
#TEAMSBDC


Allo




VIVIR
NAIL & SPA
Allo


San Luis City Hall
POR FAVOR
Compra Local





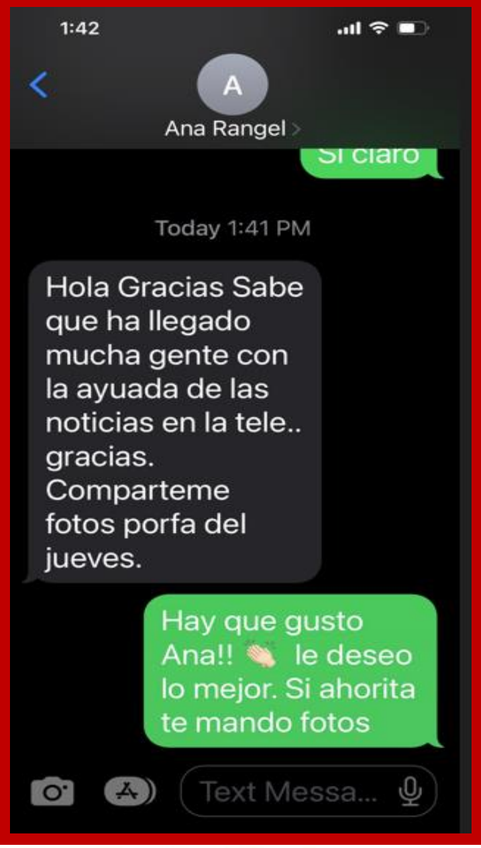





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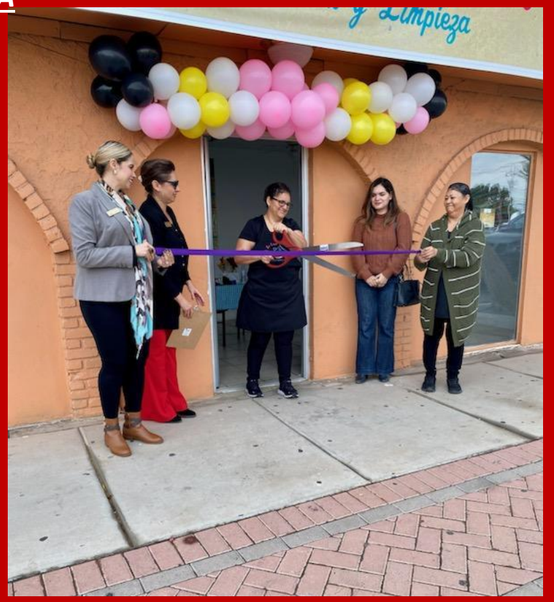
Local business holds ribbon-cutting ceremony - KYMA











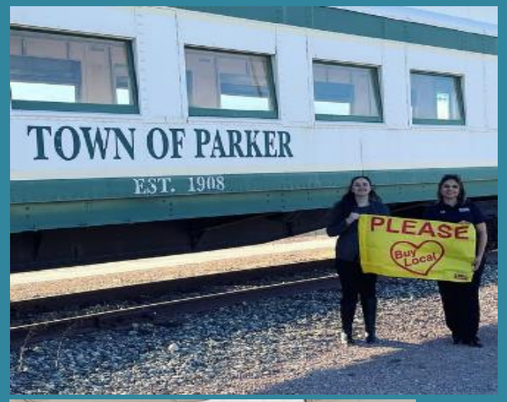
New tamale shop opens in Somerton - KYMA


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MEXICAN DINING
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WELLTON MINI MART
Papa Murphy's
TAKE 'N' BAKE PIZZA
Wellton Metal Buildings & Components
Garage - Carport - RV Shade - Storage
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BOBA
ASADERO CAMPOS
BARBER SHOP
AMERICA'S SBDC ARIZONA
Buy Local
PLEASE


TOWN OF PARKER
EST. 1908
PLEASE
Buy Local


CHICANOS POR LA CAUSA


YUMA COUNTY LIBRARY DISTRICT
PLEASE
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SBDC


All you need is love new shoes!
POR FAVOR
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SBDC

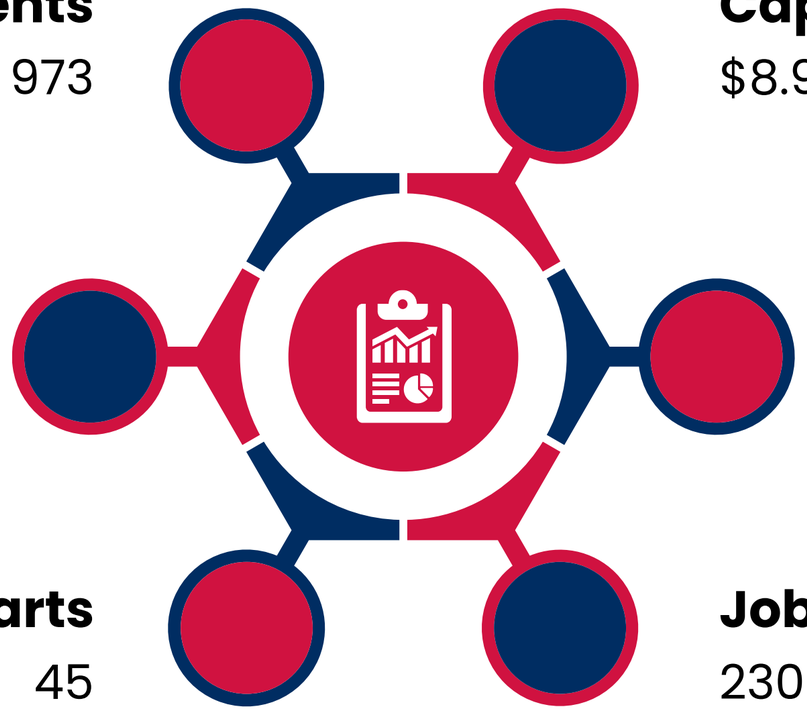

SBDC
YUMA
SHOP SMALL
SHOP SMALL
SHOP SMALL


FLAUTAS
EL BUEN TAQUITO
HORARIO
2:00PM - 10:00PM
POR FAVOR
Compra Local
SBDC

AWC SBDC Economic Impact
October 2022–September 2023

Total Clients
973

Capital Formation
$8.9 Million



Sales Growth
$17.4 Million

Jobs Created
246

Business Starts
45

Jobs Retained
230

AMERICA'S SBDC ARIZONA
Arizona Western College

SBA
U.S. Small Business Administration

ARIZONA COMMERCE AUTHORITY

ARIZONA WESTERN ENTREPRENEURIAL COLLEGE

AWC SBDC Economic Impact
JULY 2023–JUNE 2024

GOALS	ACCOMPLISHMENTS
Business Starts: 3	Business Created: 1
Capital Formation: $433,682	Capital Formation: $135,597
Jobs Created: 18	Jobs Created: 11
Jobs Retained: 13	Jobs Retained: 11
Sales Growth: $600,000	Sales Growth: $335,200
Customer Count: 60	Customer Count: 27

AMERICA'S SBDC ARIZONA Arizona Western College

SBA U.S. Small Business Administration

ARIZONA COMMERCE AUTHORITY

ARIZONA WESTERN ENTREPRENEURIAL COLLEGE

SUPPORT SBDC!

WITH A TAX-DEDUCTIBLE GIFT OF SUPPORT

On average, each dollar spent on Arizona Small Business Development Centers like ours and businesses that receive support, increases sales by $18, access to $14 in new capital and creates or retains 6 jobs on every working day!

The AWC Foundation is a 501 (c)3 nonprofit organization. Federal Tax ID# 86-6051919

Location	Population	2023-2024 Ask	2023-2024 Approved	2024 – 2025 Ask
San Luis	36074	$ 13,630.00	$ 13,630.00	$ 18,037.00
Somerton	14651	$ 5,860.40	$ -	$ 7,325.50
Wellton	2549	$ 1,020.00	$ 1,020.00	$ 1,274.50
Yuma	99600	$ 39,840.00	$ -	$ 49,800.00
Yuma County	57046	$ 22,818.40	$ 22,818.40	$ 28,523.00
Total	**209920**	**$ 83,168.80**	**$37,468.40**	**$ 104,960.00**

Salaries & Fringe Benefits	**$ 291,819.10**
Small Business Administration	**$ 110,000.00**
Host Cash Match - AWC	**$ 110,000.00**
Arizona Commerce Authority	**$ 32,000.00**
AHEAD Grant	**$ 50,000.00**
	$ 302,000.00

Population per July 1, 2022 Estimates (Per AZ Office of Economic Opportunity)

Questions?

Arizona Western College - Small Business Development Center

@SBDCAWC

@SBDCAWC



AGENDA ITEM REVIEW FORM

Regular City Council Meeting **5. E.**

Meeting Date: 05/22/2024

Department Head: Jenny Torres, Acting City Manager, Administration

Submitted By: Jenny Torres, Acting City Manager, Administration

Action Requested: Motion
Order

ITEM:

Discussion and possible action on any and all matters regarding Order No. 2024-03. An Order of the Mayor and City Council of the City of San Luis, Arizona, (1) authorizing and directing the acquisition of all property necessary for the expansion of City Departments by dedication, donation, purchase, or exchange, and (2) authorizing the City Manager to take any and all actions in furtherance of the acquisitions. **(Jenny Torres, Acting City Manager)**

SUMMARY:

On March 8, 2023, the San Luis City Council authorized the submission of an application to the Arizona State Land Department (ASLD) for 19.80 acres of land located on 4th Avenue and Union Street for the expansion of all departments. San Luis City Hall was built in 2007 with projected growth needs for ten years. Currently, the departments do not have sufficient office space at city hall to accommodate our employees' needs. Several departments moved out of City Hall and are currently conducting operations from other city buildings to allow additional office space for the departments remaining at city hall. The City is interested in expanding City Hall offices to accommodate the departments' needs and enhance the services provided to our residents. The City received a notice of public auction for the sale of 19.80 acres of state land to be auctioned to the highest and best bidder. The auction is scheduled to take place on Tuesday, June 11, 2024, at the Yuma County Courthouse.

The staff is requesting authorization to take any required action to complete the purchase of the property.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE ORDER NO. 2024-03, AUTHORIZING THE CITY MANAGER TO TAKE SUCH ACTIONS AS MAY BE NEEDED TO ACQUIRED SAID PROPERTY.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	Yes
CITY/STATE/FEDERAL FUNDS:	City
TOTAL:	$1,070,000.00
BUDGETED AMOUNT:	$1,500,000.00
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	G/L Account: 100-999-90015, remaining funds $1,500,000.00

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

The City budgeted $1,500,000.00 in GL Account #100-999-90015 for the acquisition of the property and was approved by council at the meeting of 3/27/2024.

Attachments

Order No. 2024-03
Property Map
Property Appraisal
Auction Notice
Master Plan

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

Order

No. 2024-03

AN ORDER OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, (1) AUTHORIZING AND DIRECTING THE ACQUISITION OF ALL PROPERTY NECESSARY FOR THE EXPANSION OF CITY DEPARTMENTS BY DEDICATION, DONATION, PURCHASE, OR EXCHANGE, AND (2) AUTHORIZING THE CITY MANAGER TO TAKE ANY AN ALL ACTIONS IN FURTHERANCE OF THE ACQUISITIONS.

WHEREAS, the City of San Luis, Arizona ("city") needs land to expand city departments to meet the growing demands of our community; and

WHEREAS, the City needs the land to improve the efficiency of the City's services to the community in the interests of the health and safety of the public; and

WHEREAS, the Mayor and City Council of the City of San Luis, Arizona, determine and find that the property to be acquired is necessary for these public purposes.

NOW, THEREFORE, IT IS HEREBY ORDERED by the Mayor and City Council of the City of San Luis, Arizona:

Section 1: It is deemed necessary and essential as a matter of public use and necessity that the city acquire the lands described in the attached Appraisal by CBRE Valuation and Advisory Services report dated November 18, 2023, Assessor's Parcel Number 226-01-005 for 19.80 gross acres.

Section 2: The Appraisal described in Section 1 above are incorporated into this order by this reference.

Section 3: City staff are directed to acquire the land described in Appraisal, to expand city hall services to enhance the services provided to our residents.

Section 4: The Mayor or, in the alternative, the Acting City Manager are both authorized to execute any documents necessary to carry out this order.

PASSED, ADOPTED, and APPROVED by the Mayor and City Council of the City of San Luis, Yuma County, Arizona, this _____ day of May 2024.

Nieves Riedel, Mayor

ATTEST:

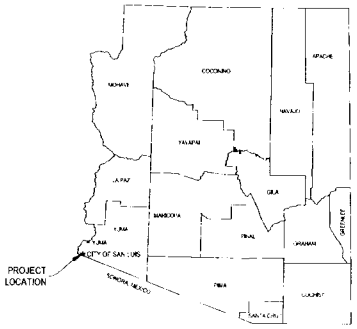
Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

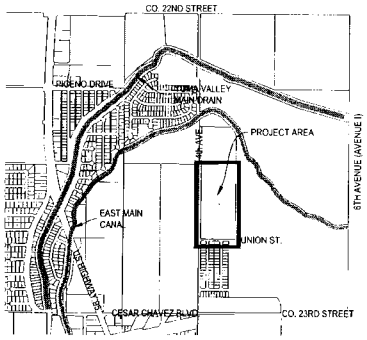
Kay Marion Macuil, City Attorney

CITY OF SAN LUIS
RECORD OF SURVEY OF PROPOSED NEW CITY PROPERTY

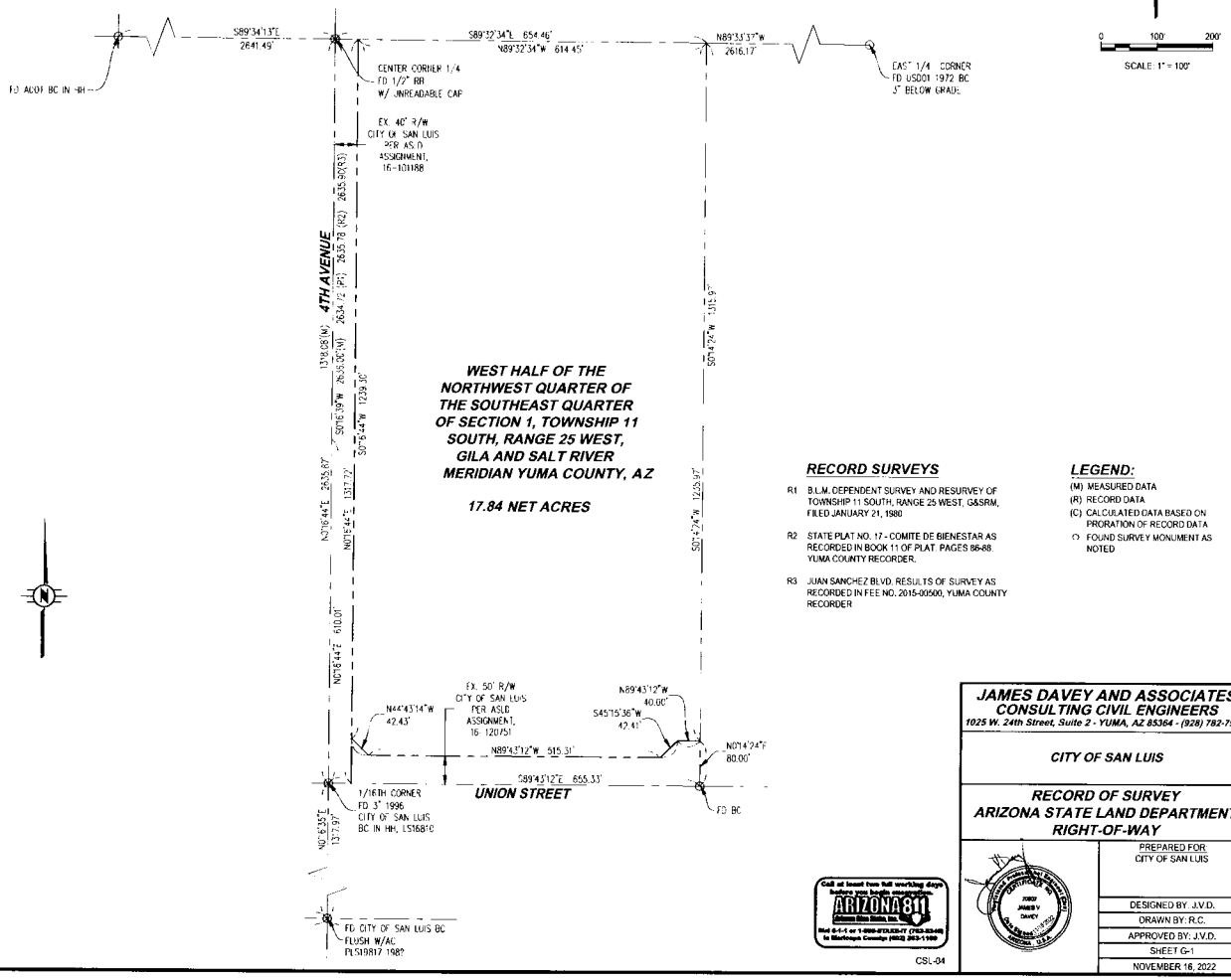
TO BE PURCHASED FROM ARIZONA STATE LAND DEPARTMENT
WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION1, TOWNSHIP 11 SOUTH, RANGE 25 WEST, GILA AND SALT RIVER MERIDIAN YUMA COUNTY, ARIZONA



LOCATION MAP
NTS



SAN LUIS VICINITY MAP
NTS



RECORD SURVEYS

R1 B.L.M. DEPENDENT SURVEY AND RESURVEY OF TOWNSHIP 11 SOUTH, RANGE 25 WEST, G&SRM, FILED JANUARY 21, 1980

R2 STATE PLAT NO. 17 - COMITE DE BIENESTAR AS RECORDED IN BOOK 11 OF PLAT, PAGES 86-88, YUMA COUNTY RECORDER.

R3 JUAN SANCHEZ BLVD. RESULTS OF SURVEY AS RECORDED IN FEE NO. 2015-00500, YUMA COUNTY RECORDER

LEGEND:

(M) MEASURED DATA
(R) RECORD DATA
(C) CALCULATED DATA BASED ON PRORATION OF RECORD DATA
○ FOUND SURVEY MONUMENT AS NOTED

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
for Maricopa County (602) 263-1100

CSL-04

JAMES DAVEY AND ASSOCIATES
CONSULTING CIVIL ENGINEERS
1025 W. 24th Street, Suite 2 - YUMA, AZ 85364 - (928) 782-7926

CITY OF SAN LUIS

RECORD OF SURVEY
ARIZONA STATE LAND DEPARTMENT
RIGHT-OF-WAY

PREPARED FOR:
CITY OF SAN LUIS

DESIGNED BY: J.V.D.
DRAWN BY: R.C.
APPROVED BY: J.V.D.
SHEET G-1
NOVEMBER 16, 2022

CBRE VALUATION & ADVISORY SERVICES

APPRAISAL REPORT

17.84 NET ACRES OF UNDEVELOPED LAND
LOCATED AT THE NORTHEAST CORNER OF
4TH AVENUE AND UNION STREET
UNINCORPORATED YUMA COUNTY, ARIZONA
CBRE GROUP, INC. FILE NO. CB23US100971-1

ARIZONA STATE LAND DEPARTMENT
APPLICATION NO. 53-124170-00-100 (CITY OF SAN LUIS)

CBRE

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VALUATION & ADVISORY SERVICES

2575 East Camelback Road, Suite 500
Phoenix, Arizona 85016
T (602) 735-5000
www.cbre.com

November 28, 2023

R. Scott Sherwood
Appraisal Section Manager
ARIZONA STATE LAND DEPARTMENT
1616 West Adams Street
Phoenix, Arizona 85007

RE: An appraisal of 17.84 net acres (19.80 gross acres) of undeveloped land located at the northeast corner of 4th Avenue and Union Street, in unincorporated Yuma County, Arizona (Application No. 53-124170-00-100 City of San Luis))

Dear Mr. Sherwood:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Appraisal Report.

The subject property involves 17.84 net acres (19.80 gross acres) of undeveloped land located on a county island within the San Luis city limits at the northeast corner of 4th Avenue and Union Street, unincorporated Yuma County, Arizona. The subject is also described as being part of Township 11S, Range 25W, Section 1. The appraised property is owned by the Arizona State Land Department (State Trust Land) and will be sold at a future public auction. The applicant intends to develop and expand the existing San Luis city hall complex on the site while keeping the city services in a strategic location. The subject property is more fully described, legally and physically, within the enclosed report.

The purpose of this appraisal is to develop an opinion of the "as is" market value of the fee simple interest in the subject property. The subject was inspected on October 19, 2023, which represents the effective date of value. The intended use of this report is to assist the **Arizona State Land Department** in its disposition and-or leasing decisions. In particular, the appraisal will assist in the establishment of the minimum bid price for a State Trust land auction. The intended users are the **Arizona State Land Department** and the **Board of Appeals**. Use by any other user is strictly prohibited. Notably, however, upon its acceptance by the State Land Commissioner, this appraisal may be used in connection with the marketing of the property and will be made available to the general public.

The "as is" market value is based on the following extraordinary assumptions: 1) there is no known archaeological significance found on the subject site; 2) there is no known geological significance found on the subject site; 3) there are no known environmental risks or hazardous conditions found on the subject site; and 4) there is legal access to the property.

The use of these extraordinary assumptions might have affected the assignment results.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

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MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
"As Is" Market Value	Fee Simple Estate	October 19, 2023	$1,070,000
Compiled by CBRE			

The "as is" market value conclusion for the subject's site of $1,070,000 equates to $59,978 per acre of net land area and $54,040 per acre of gross land area.

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of and inseparable from this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with: the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP); the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the appraisal policies and procedures of the **Arizona State Land Department** (revised March 2020).

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to non-client, non-intended users does not extend reliance to any other party and CBRE will not be responsible for unauthorized use of the report, its conclusions or contents used partially or in its entirety.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES

Steve Porter, MAI
Vice President
Arizona Certified General
Real Estate Appraiser No. 31677

Thomas Raynak, MAI
Director
Appraiser Certified General
Real Estate Appraiser No. 30413

Byron Bridges, MAI, MRICS
Director
Arizona Certified General
Real Estate Appraiser No. 31163

CBRE

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Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, and the **Arizona State Land Department**.
9. As of the date of this report, Steve Porter, MAI, Thomas Raynak, MAI and Byron Bridges, MAI, MRICS have completed the continuing education program for Designated Members of the Appraisal Institute.
10. Byron Bridges, MAI, MRICS has made a personal inspection of the property that is the subject of this report; while Steve Porter, MAI and Thomas Raynak, MAI have not inspected the subject site.
11. No one provided significant real property appraisal assistance to the persons signing this report.
12. Valuation & Advisory Services operates as an independent economic entity within CBRE, Inc. Although employees of other CBRE, Inc. divisions may be contacted as a part of our routine market research investigations, absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.
13. Steve Porter, MAI, Thomas Raynak, MAI and Byron Bridges, MAI, MRICS have not provided services, as appraisers, regarding the property that is the subject of this report.
14. Steve Porter, MAI, Thomas Raynak, MAI and Byron Bridges, MAI, MRICS have the appropriate knowledge, education and experience to complete this assignment in a competent manner and have appraised properties of similar type. The reader is referred to the appraisers' Qualifications in the Addenda.



Steve Porter, MAI
Vice President
Arizona Certified General
Real Estate Appraiser No. 31677



Thomas Raynak, MAI
Director
Appraiser Certified General
Real Estate Appraiser No. 30413



Byron Bridges, MAI, MRICS
Director
Arizona Certified General
Real Estate Appraiser No. 31163

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Subject Photographs



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View of Subject Site Facing North from Southern Boundary



View of Subject Site Facing North/Northwest from Southeast Corner

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View of Subject Site Facing East/Southeast from Northwest Corner



View of Subject Site Facing West/Southwest from Northeast Corner

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View of Subject Site Facing West From Eastern Boundary



South Along 4th Avenue, Subject Site at Left

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West Along Union Street, Subject Site at Right

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Executive Summary

Property Description	The subject property involves 17.84 net acres (19.80 gross acres) of undeveloped land located on a county island within the San Luis city limits at the northeast corner of 4th Avenue and Union Street, unincorporated Yuma County, Arizona. The appraised property is owned by the Arizona State Land Department (State Trust Land). The applicant intends to develop and expand the existing San Luis city hall complex on the site while keeping the city services in a strategic location.
Client	Arizona State Land Department
Client Reference Number	ASLD Application No. 53-124170-00-100 (City of San Luis)
Assessor's Parcel Number	226-01-005
Zoning	RA-40, Rural Area, 40 Acre Minimum (Yuma County)
Highest And Best Use	Eventual residential development
Property Rights Appraised	Fee Simple Estate
Date of Report	November 28, 2023
Date of Inspection	October 19, 2023
Date of "As Is" Market Value	October 19, 2023
Estimated Exposure Time	One year, or less
Estimated Marketing Time	One year, or less
Buyer Profile	Residential developer

CONCLUDED MARKET VALUE

Appraisal Premise	Interest Appraised	Date of Value	Value
"As Is" Market Value	Fee Simple Estate	October 19, 2023	$1,070,000

Compiled by CBRE

The "as is" market value conclusion for the subject's site of $1,070,000 equates to $59,978 per acre of net land area and $54,040 per acre of gross land area.

STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

Strengths/Opportunities

- The subject property is surrounded by existing development and is located near the center of downtown San Luis, Arizona.
- The subject property benefits from being in close proximity to three schools, an aquatic center, and a public park.
- The subject has good access along collector and neighborhood streets with proximity to State Route 95 (Main Street) and State Route 195 (Cesar Chavez/Juan Sanchez boulevards), less than one-half mile away.
- The subject site has a rectangular configuration that is well-suited for a wide range of development possibilities.
- The subject site will be positively impacted by the new $308 million governmental (U.S.) project to modernize and expand the San Luis I Land Port-of-Entry. This project is to expand the port to allow for higher traffic volumes, including pedestrian traffic, and improve its efficiencies overall.
- The subject site is located approximately 1.5 miles northeast of the San Luis I Land Port-of-Entry, the second busiest non-commercial port in Arizona. Additionally, San Luis is served by

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another land port-of-entry along the Arizona/Mexico border known as San Luis II, which is primarily reserved for commercial use.

Weaknesses/Threats

- Upon development of the subject site, significant half-street improvements are required along 4th Avenue and Union Street frontage.
- The subject property will most likely need to be annexed into the city of San Luis upon development.
- San Luis is a small tertiary market where commercial land development is somewhat limited.
- Commercial real estate market conditions have deteriorated at the macro level. The significant recent increase in the cost of capital and reduced volume of transaction activity is impacting price discovery and creating an increase in uncertainty. Increasing interest rates and subdued economic growth will continue to weigh on commercial real estate fundamentals and investment transaction volumes. This creates a higher degree of uncertainty in general, though the impacts may vary by market and asset class/type.

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as "an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions." [1]

- The "as is" market value is based on the following extraordinary assumptions: 1) there is no known archaeological significance found on the subject site; 2) there is no known geological significance found on the subject site; 3) there are no known environmental risks or hazardous conditions found on the subject site; and 4) there is legal access to the property.

The use of these extraordinary assumptions might have affected the assignment results.

HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purposes of analysis." [2]

- None noted.

[1] The Appraisal Foundation, *USPAP, 2020-2021 (Effective January 1, 2020 through December 31, 2023)*

[2] The Appraisal Foundation, *USPAP, 2020-2021 (Effective January 1, 2020 through December 31, 2023)*

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ADDENDA

A Definitions
B Comparable Land Sales
C Engagement Letter
D Qualifications

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Introduction

PROPERTY IDENTIFICATION

The subject property involves 17.84 net acres (19.80 gross acres) of undeveloped land located on a county island within the city of San Luis, at the northeast corner of 4th Avenue and Union Street in unincorporated Yuma County, Arizona. The difference between the gross and net acreage is the utility and public road rights-of-way along 4th Avenue and Union Street. The subject is also described as being part of Township 11S, Range 25W, Section 1. The appraised property is owned by the Arizona State Land Department (State Trust Land) and will be sold at a future public auction. The applicant intends to develop and expand the existing San Luis City Hall complex on the site while keep the city services in a strategic location. **Of note, the subject site will be annexed into the city of San Luis upon development.**

The legal description pertaining to the subject property is presented as follows.

LEGAL DESCRIPTION
OF A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 25 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (W1/2 NW1/4 SE1/4) OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 25 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER ¼ CORNER OF SECTION 1, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S89°32'21"E ALONG THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID 1 A DISTANCE OF 654.44 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE S0°14'24"W ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1315.97 FEET;

THENCE N89°43'12"W ALONG THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 655.33 FEET;

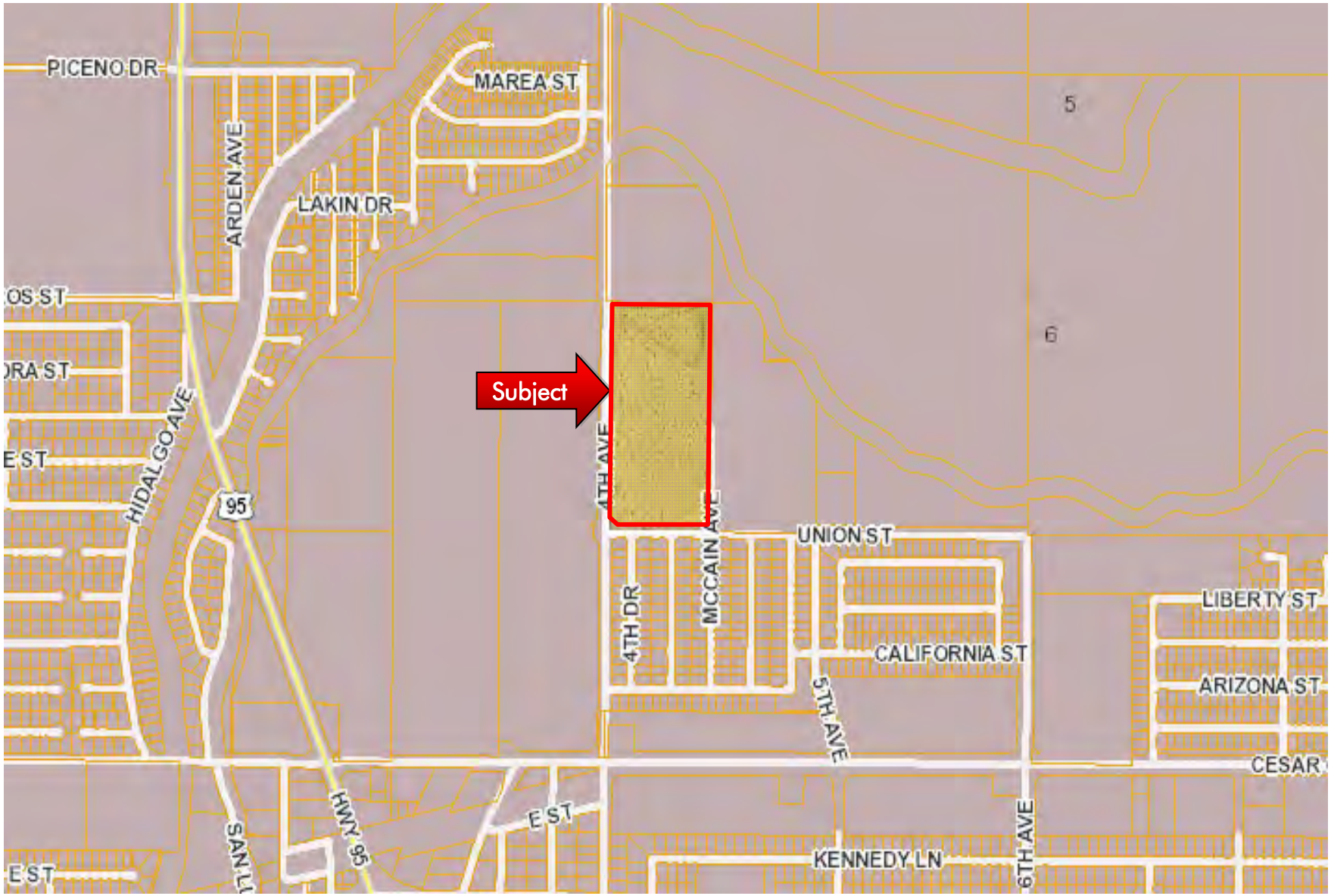
THENCE N0°16'44"E ALONG THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1318.03 FEET TO THE TRUE POINT OF BEGINNING,

CONTAINING AN AREA OF 862,477 SQUARE FEET (19.80 ACRES) MORE OR LESS.

The appraised property may also be identified as Yuma County Assessor's parcel number 226-01-005. *The Assessor's plat map, showing the location and configuration of the subject site (outlined in red), is presented on the following page and is followed by several additional exhibits provided by the Arizona State Land Department, which further indicate the location of the subject property.*

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Assessor's Plat Map



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Application No. 53-124170-00-100



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ARIZONA STATE LAND DEPARTMENT

TRACT BOOK DESCRIPTION FORM

SUBJECT: 53-124170-00-100 PREPARED BY: Cory Homuth DATE: 8/29/2023

■ Land description for SUBJECT

☐ Land available after SUBJECT

☐ Land remaining after SUBJECT

TWP	RNG	SEC	DESCRIPTION	ACRES	CTY	GRT	PARCEL
11S	25W	1	NWSE	19.80	14	500	7004

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OWNERSHIP AND PROPERTY HISTORY

According to public records, the subject property is owned in trust by the **Arizona State Land Department**. There has been no known sales activity pertaining to the appraised property during the past three years. Additionally, the subject is not actively being marketed for sale, nor is the property known to be encumbered by any purchase agreements.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to develop an opinion of the "as is" market value of the fee simple interest in the subject property.

CLIENT

The client is the **Arizona State Land Department**.

INTENDED USE OF REPORT

This appraisal is to be used to assist the **Arizona State Land Department** in its disposition and-or leasing decisions. In particular, the appraisal will assist in the establishment of the minimum bid price for a State Trust land auction. No other use is permitted.

INTENDED USER OF REPORT

The intended user is the **Arizona State Land Department and Board of Appeals**. Use by any other user is strictly prohibited. Notably, however, upon its acceptance by the State Land Commissioner, this appraisal may be used in connection with the marketing of the property and will be made available to the general public and no other user may rely on our report unless as specifically indicated in the report.

Intended Users - the intended user is the person (or entity) who the appraiser intends will use the results of the appraisal. The client may provide the appraiser with information about other potential users of the appraisal, but the appraiser ultimately determines who the appropriate users are given the appraisal problem to be solved. Identifying the intended users is necessary so that the appraiser can report the opinions and conclusions developed in the appraisal in a manner that is clear and understandable to the intended users. Parties who receive or might receive a copy of the appraisal are not necessarily intended users. The appraiser's responsibility is to the intended users identified in the report, not to all readers of the appraisal report. [3]

DEFINITION OF VALUE

Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable

[3] Appraisal Institute, *The Appraisal of Real Estate*, 14th ed. (Chicago: Appraisal Institute, 2013), 50.

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exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal. [4]

INTEREST APPRAISED

The value estimated represents fee simple interest and defined as follows:

> *Fee Simple Estate* - Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat. [5]

SCOPE OF WORK

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2 of USPAP. The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered, and analysis is applied. CBRE, Inc. completed the following steps for this assignment:

Extent To Which The Property Is Identified

The property is identified through the following sources:

- Legal Description
- Public records
- ALTA Survey
- Information provided by the Arizona State Land Department

Extent To Which The Property Is Inspected

The extent of the inspection included a physical inspection of the subject site and surrounding area on October 19, 2023.

Type And Extent Of The Data Researched

CBRE reviewed the following:

- zoning requirements
- flood zone status
- demographics
- market data
- comparable land sales data

[4] Appraisal Institute, *Uniform Appraisal Standards For Federal Land Acquisitions (UASFLA) (Fifth Edition), 13*.

[5] Appraisal Institute, *Dictionary of Real Estate Appraisal*, 78.

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Type And Extent Of Analysis Applied

CBRE, Inc. analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value.

Data Resources Utilized in the Analysis

DATA SOURCES	
Item:	*Source(s):*
Site Data	
Size	Arizona State Land Department, ALTA Survey, and Yuma County Assessor
Flood Zone	FEMA and Yuma County
Zoning	City of San Luis
Assessments & Taxes	Yuma County Assessor/Treasurer
Economic Data	
	ESRI; US Bureau of Labor Statistics; ADOT; CBRE Research; and CBRE Econometrics Advisors
Comparable Land Sales Data	
	CoStar, Inc.; Vizzda; public records; and market participants
Compiled by CBRE	

APPRAISAL METHODOLOGY

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available.

Cost Approach

The Cost Approach is based on the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land, or when it is improved with relatively unique or specialized improvements for which there exist few sales or leases of comparable properties.

Sales Comparison Approach

The Sales Comparison Approach utilizes sales of comparable properties, adjusted for differences, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as price per square foot, price per unit, price per floor, etc., or economic units of comparison such as gross rent multiplier. Adjustments are applied to the physical units of comparison derived from the comparable sale. The unit of comparison chosen for the subject is then used to yield a total value. Economic units of comparison are not adjusted, but rather analyzed as to relevant differences, with the final estimate derived based on the general comparisons.

Income Approach

The Income Approach reflects the subject's income-producing capabilities. This approach is based on the assumption that value is created by the expectation of benefits to be derived in the future. Specifically estimated is the amount an investor would be willing to pay to receive an

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income stream plus reversion value from a property over a period of time. The two common valuation techniques associated with the Income Approach are direct capitalization and the discounted cash flow (DCF) analysis.

Methodology Applicable to the Subject

In the valuation of the subject site, only the Sales Comparison Approach to value is employed as the property involves undeveloped land.

EXPOSURE TIME AND MARKETING TIME

Current appraisal guidelines require an estimate of a reasonable time period in which the subject could be brought to market and sold. This reasonable time frame can either be examined historically or prospectively. In a historical analysis, this is referred to as exposure time. Exposure time always precedes the date of value with the underlying premise being the time a property would have been on the market prior to the date of value, such that it would sell at its appraised value as of the date of value. On a prospective basis, the term marketing time is most often used. The exposure time and marketing time are a function of price, time, and use. It is not an isolated estimate of time alone.

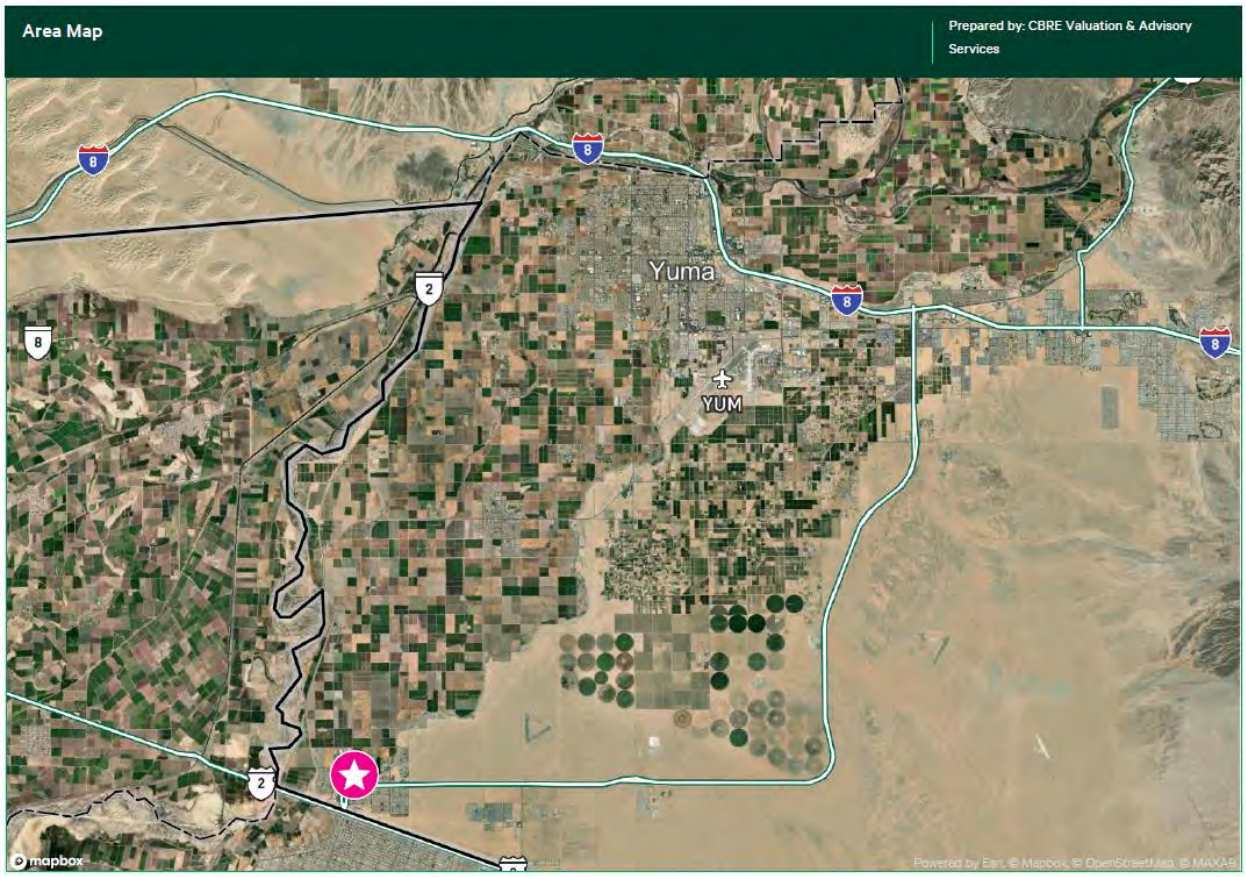
In consideration of the factors noted above, we have analyzed the following in determining an exposure time and marketing time for the subject site:

- exposure times for comparable land sales employed within this appraisal;
- current and anticipated supply and demand; and
- the opinions of market participants

Based on exposure times of the land sales data employed within this analysis, continued demand for multi-family land, and discussions with brokers active in the metropolitan Phoenix apartment market, the value opinion pertaining to the subject site is predicated upon an exposure time of one year or less, assuming the site is adequately marketed at a price commensurate with the value conclusion. A marketing time of one year or less is also anticipated for the subject site based on the foreseeable market conditions projected to exist over the next approximate one-year period.

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Area Analysis



YUMA COUNTY

The subject is located in Yuma County, which is in the southwestern corner of the state of Arizona. As of the 2010 census, the county had a population of 195,751. The estimated 2020 population is 214,176, indicating an average annual increase of 0.90% or a total increase of 9.41%. The county seat is the City of Yuma.

YUMA COUNTY PROFILE

Yuma County encompasses 5,519 square miles and is bordered to the west by the Colorado River, the U.S./Mexico border to the south, La Paz County to the north and Maricopa and Pima Counties to the east. The county was one of four original Arizona Counties created by the 1st Arizona Territorial Legislature. Its original boundaries remained the same until 1982, when La Paz County was created from its northern half. The original county seat was the city of La Paz until 1871 when it was moved to Arizona City, later renamed Yuma in 1873. There are currently four incorporated communities in the county, which include Yuma, Somerton, San Luis and Wellton.

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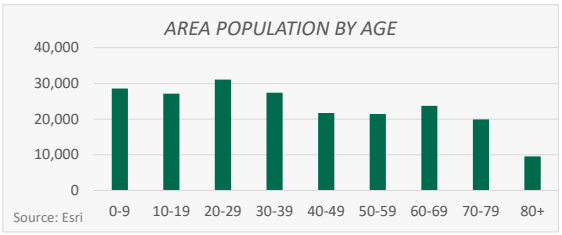
Much of Yuma County is desert land surrounded by rugged mountains. The valley regions, however, contain an abundance of arable land, which is irrigated with Colorado River water. These valley areas have some of the most fertile soils in the world, having received silt and mineral deposits from Colorado and Gila River floods until the rivers were tamed by intricate series of dams and canals. The county encompasses nearly 5,500 square miles in southwestern Arizona.

Some of the attractions in Yuma County are the Historical Territorial Prison, and the Yuma Crossing Historic Park. Other interests include the Kofa Mountain Range and Wildlife Refuge, the Colorado River, and Martinez and Mittry Lakes.

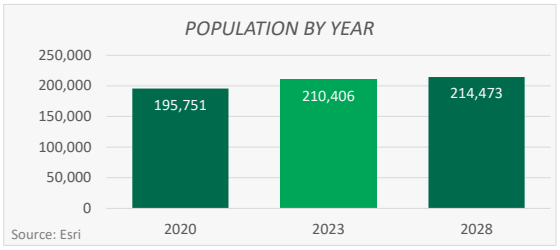
The subject is located in the Yuma, AZ Metropolitan Statistical Area. Key information about the area is provided in the following tables.

POPULATION

The area has a population of 210,406 and a median age of 37, with the largest population group in the 20-29 age range and the smallest population in 80+ age range.



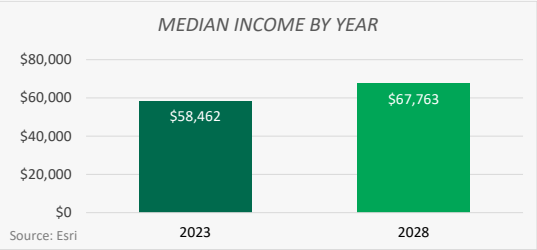
Population has increased by 14,655 since 2020, reflecting an annual increase of 2.4%. Population is projected to increase by an additional 4,067 by 2028, reflecting 0.4% annual population growth.



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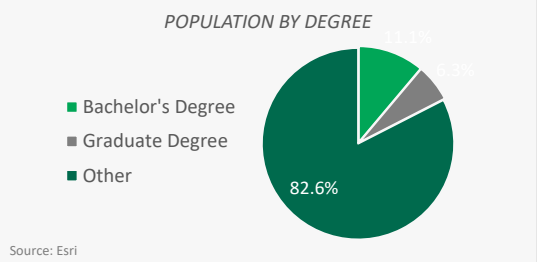
INCOME

The area features an average household income of $78,207 and a median household income of $58,462. Over the next five years, median household income is expected to increase by 15.9%, or $1,860 per annum.

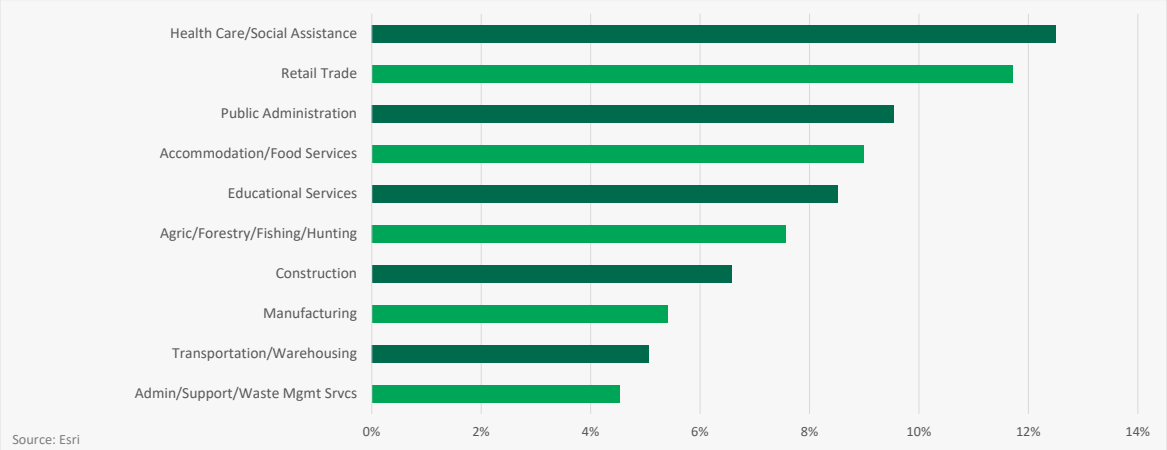


EDUCATION

A total of 17.4% of individuals over the age of 24 have a college degree, with 11.1% holding a bachelor's degree and 6.3% holding a graduate degree.



EMPLOYMENT



The area includes a total of 73,766 employees and has a 19.0% unemployment rate. The top three industries within the area are Health Care/Social Assistance, Retail Trade and Public Administration, which represent a combined total of 34% of the population.

ECONOMIC OVERVIEW

Leading industries in the county include transportation/distribution, Maquila, food technology and agribusiness, aviation and defense testing, industrial manufacturing and renewable energy. Located on the border of four states (Arizona; California; Sonora, Mexico; and Baja, Mexico) and two countries (US and Mexico), Yuma is a natural transportation hub with over 52 million consumers within a one-day truck haul east/west via Interstate 8 or north/south via U.S. Highway 95.

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Maquila or twin plant manufacturing operations in a free trade zone, where factories import material and equipment on a duty-free and tariff-free basis for assembly, processing, or manufacturing and then export the assembled, processed and/or manufactured products, sometimes back to the raw materials' country of origin. Several Maquila companies in the area include TSE Brakes, BOSE, Daewoo, SANA International, POTECH, and GPI.

Food technology and agribusiness in Yuma is a $3.2 billion/year industry. Yuma's agribusiness sector is responsible for supplying the United State with 80% of its winter, leafy vegetables while also being the largest producer of crops in the State of Arizona. The University of Arizona-Yuma Agricultural Extension offers multiple degrees in Food Production, Food Management and Food Safety. Major employers in agribusiness include Advanced Cooling Systems, Americas Choice, DS-Yuma Cooling LLC, Earthbound Farm Organic, Fresh Leaf Farms, Associated Citrus Packers, Inc., Marlin Packing Co., Mission Citrus, Datepac, and Medgood Dates Marthas Gardens.

Yuma is home to two of the largest military installations in the United States. The U.S. Army Yuma Proving Ground is the nation's premier ground and weapons testing facility. YPG is capable of testing all series of Unmanned Aerial Systems (UAS) and has the distinguished title of logging more air flying time than other locations in the world. Multiple flight and testing ranges along with a support staff of UAS personnel can accommodate any flight testing available on the market.

Marine Corps Air Station – Yuma is the country's foremost Marine Air Base with an enlisted population of 10,000+ pilots, aviation technicians, and aeronautic mechanics. On average 1,000 Marines exit MCAS-Yuma on annual basis with certifications and degrees in aviation maintenance and repair.

The Yuma area is home to Fortune 500 companies such as Johnson Control, Shaw Carpets, Associated Materials, and International Paper. Yuma has become a strategic location for prominent manufacturing operations on the west coast. Industrial users find Yuma ideal with abundant supply chain resources and a logistical advantage over similar metropolitan communities on the west coast.

The area has become a hot bed for solar development due to Arizona's Renewable Portfolio Standard (RPS) demands that 15% of the state's energy generate from renewable sources by 2025 and California's Renewable Portfolio Standard (RPS) requiring the nation's most aggressive mandate of 33% by 2025. The radiant temperature scale of 7.8 also makes Yuma one of the premiere radiation sites in the world for solar plants. Companies such as First Solar, Arizona Public Service and Bright Source are at different stages of their utility scale developments which incorporate varying technologies for power generation.

FARMING

Agriculture will provide very little support because of price pressures and an ongoing water shortage. The Reclamation Bureau notes that the Lower Colorado River, which feeds Yuma, is in

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the midst of the driest 18-year period on record, with reservoir levels declining. Stakeholders along the watershed have been forced to cut usage. Yuma's lettuce farmers have coped relatively well, implementing water-saving technology such as drip irrigation. Nonetheless, water is a constant issue for the area, and agriculture expansion has suffered. Farmers have added few new positions recently, and farm output fell in 2018. Prices received by farmers had a slight rebound in 2019 and 2020. In Arizona, farm proprietors' income stalled 2018 after plummeting in 2017. The slowdown has hurt Yuma's factory segment, which primarily makes pesticides and fertilizers for nearby farms. Further out, new technologies will protect farm output while reducing the need for a large workforce.

MILITARY

Yuma's military bases will not add troops in the short term but will provide a stable bedrock of consumer and housing demand. The metro area is home to two major military bases, making service members and their families a crucial part of the local workforce and consumer demand. The Army's Yuma Proving Ground is a major testing site for explosives, and the Marine Corps Air Station is home to the only domestic search-and-rescue team. Since both bases fill a strategic niche, cuts are not on the horizon. At the same time, without any foreign wars or new initiatives, an increase in troops is similarly unlikely. Any inflammation of tension with North Korea could lead to a shift of troops from eastern to western bases, but so far, the military strategy has been to move troops to Pacific rather than mainland bases. Consumer services will mirror moves in the military, keeping payrolls steady.

HEALTHCARE

Following a steep downward revision in 2017, healthcare and social assistance employment in Yuma began expanding in 2018 and 2019 followed by declining activity through 2020. The metro area will still benefit from new residents with mid- and high-wage jobs. Further out, Yuma's status as a magnet for retirees will boost demand. Growth in the 65 or over demographic, easily the biggest consumers of medical services, is expected to outpace that in the nation over the long term.

CONCLUSION

The City of Yuma is the largest city in Arizona outside of the metro areas of Phoenix and Tucson. The climate and strategic location bring most people to the area. It is said that winter visitors flock to the area with the population nearly doubling from the months of January, February and March. The local economy is boosted by two major defense facilities, a highly progressive inter-state regional medical facility, a $3.2 billion agribusiness industry and a growing industrial development sector.

While unemployment rates are declining throughout the region, the unemployment rate remains significantly higher than any other area in the State of Arizona or the United States. A current

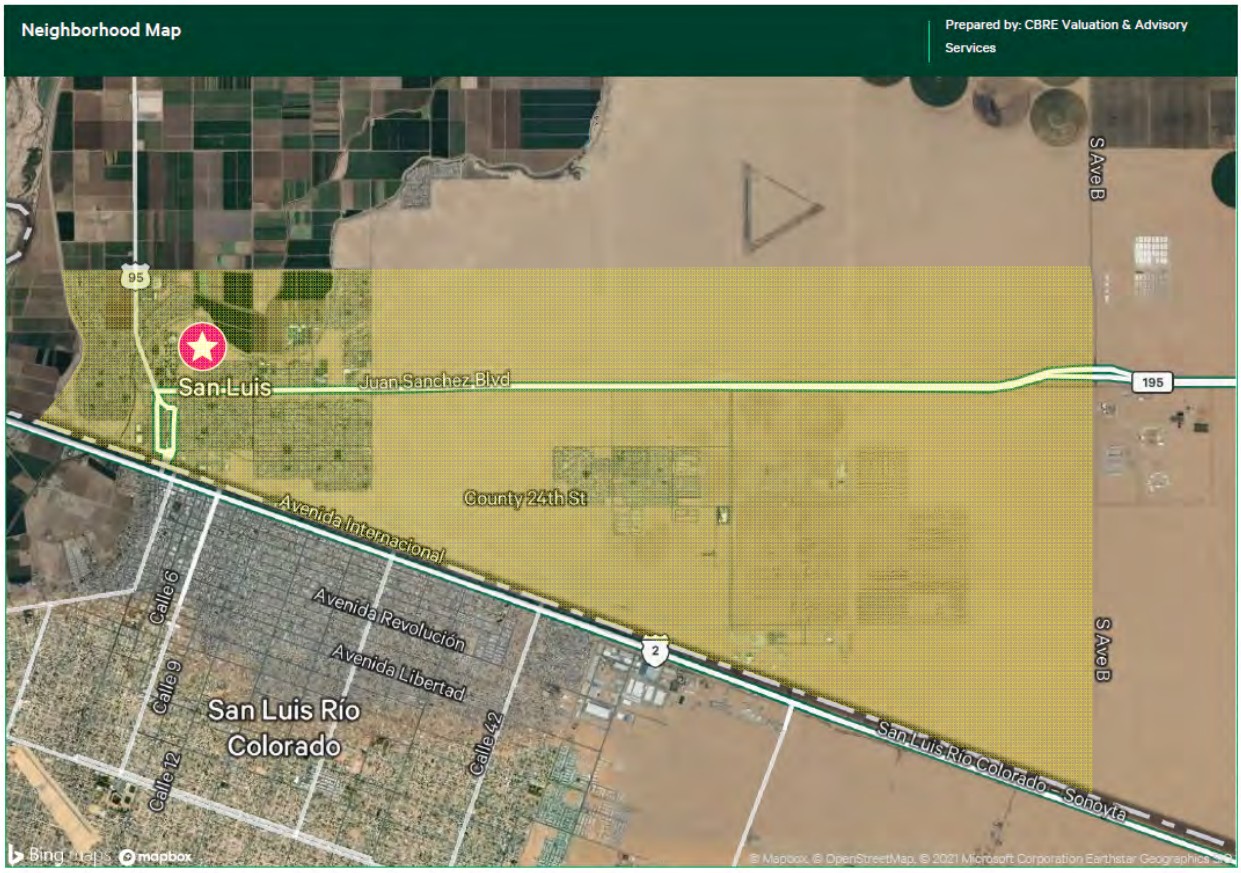
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unemployment rate of 13.7% (September 2023) indicates that the market continues to suffer from the residual effects from the COVID-19 pandemic. Market conditions are improving with increasing employment and increased projections in residential development. Much of the growth in the county is currently occurring in San Luis and Somerton, where population growth from 2000 to 2010 was nearly 69% in San Luis and about 67% in Somerton.

Yuma MSA (Yuma Co.) Monthly Summary	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023
Labor Force, Thousands, Seasonally Adjusted, Local Area Unemployment Statistics, U.S. Bureau of Labor Statistics						
Civilian Labor Force	95,538.1	100,014.8	99,718.3	100,596.0	102,609.9	99,939.4
% Chg from Year Ago	-2.7%	1.0%	-0.1%	0.4%	-0.5%	-2.7%
Employment	86,581.1	88,243.9	88,452.9	87,652.3	88,307.0	86,987.4
% Chg from Year Ago	1.5%	3.4%	2.9%	1.8%	2.3%	-0.1%
Unemployment	9,650.4	11,892.8	11,886.7	13,433.0	14,304.7	13,682.7
% Chg from Year Ago	-30.8%	-11.6%	-16.5%	-6.0%	-11.8%	-15.4%
Unemployment Rate	10.1	11.9	11.9	13.4	13.9	13.7
Chg from Year Ago	-4.1	-1.7	-2.3	-0.9	-1.8	-2.1
Earnings, $, Not Seasonally Adjusted, Current Employment Statistics, U.S. Bureau of Labor Statistics						
Avg. Hourly Earnings (Private Sector)	25.08	25.56	26.09	25.78	26.76	27.71
% Chg from Year Ago	5.0%	8.1%	11.6%	7.7%	12.7%	13.8%
Nonfarm Payroll Jobs, Thousands, Seasonally Adjusted, Current Employment Statistics, U.S. Bureau of Labor Statistics						
Total Nonfarm Jobs	60.4	60.9	61.3	61.1	61.0	61.2
% Chg from Year Ago	-0.2%	0.2%	1.2%	0.7%	0.0%	0.5%

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Neighborhood Analysis



LOCATION

The subject is located at the northeast corner of 4th Avenue and Union Street, in San Luis, near 1.5 miles northeast of the San Luis I Port-of-Entry (Arizona/Mexico border). *The following table summarizes the neighborhood characteristics, while a map of the area is presented above.*

NEIGHBORHOOD CHARACTERISTICS			
Location:	*(urban, suburban, rural)*	Suburban	
Built-Up:	*(>75%, 25-50%, <25%)*	25% - 75%	
Growth Rate / Change:	*(rapid, stable, slow)*	Slow	
Change in Present Land Use:	*(not likely, likely*, taking place*)*	Taking Place *	
(*) From:	Vacant Land	to	Residential/Comm./Ind.

Neighborhood Boundaries	
North:	County 22nd Street
South:	Arizona/Mexico Border
East:	Avenue B
West:	Canal Drive

Source: CBRE

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RESIDENTIAL DEVELOPMENT

The city of San Luis was founded in 1930 with the opening of a border-crossing station and incorporated in 1979. In the last forty years, it has registered an accelerated population increase, going from 1,946 inhabitants in 1980 to approximately 37,000 in the year 2021. This substantial increase is partly due to the abundance of affordable housing, which attracts new residents.

Price ranges and trends for the single-family housing market within the defined neighborhood are summarized in the following table.

NEIGHBORHOOD HOUSING TRENDS

Property Values:	*(increasing, stable, declining)*	Stable
Demand/Supply:	*(shortage, in balance, oversupply)*	In Balance
Marketing Time:	*(< 3 months, 3-6 months, > 6 months)*	3 - 6 Months

	Low	High	Predominant
Price:	$100,000	$350,000+	$200,000
Age (Years):	1 Year	55+ Years	10-30 Years

Source: CBRE

Based on data extracted from public records, single-family homes within the defined neighborhood generally range in price from approximately $100,000 to over $350,000, with an overall average near $200,000.

CITY OF SAN LUIS OVERVIEW

San Luis is located in the southwest corner of the state, directly adjacent to the Colorado River and Mexico's Federal Highway 2. It was the second fastest-growing city or town in Arizona from 1990 to 2000. According to 2020 Census Bureau estimates, the city's population was 34,398, a 34.87% increase from 2010. The city annexed over 16,000 acres (65 km2) of land between 2006 and 2012, thereby increasing the availability of land for residential, commercial, and industrial growth in the eastern part of town, where the new commercial port of entry will be constructed. San Luis is part of the Yuma Metropolitan Statistical Area. Retail trade, agriculture, and manufacturing form a large portion of the local economy. Another significant segment is the light industry located on both sides of the U.S./Mexico border. San Luis is an excellent site for labor-intensive manufacturing and assembly plants. Major Employers in the area include Gadsden Elementary School District, ACT Advanced Call Center Technologies, Arizona State Prison Complex – Yuma, Factor Sales, Walmart, and the city of San Luis.

Visitor attractions within a 30-minute drive of San Luis include the old Territorial Prison, Fort Yuma and the 16th century Fort Thomas Mission. Laguna, Imperial and Morelos Dams and the California sand dunes are also nearby. Fishing, water skiing and swimming at lakes along the Colorado River attract residents of the area and tourists alike. Located across the border is San Luis, Sonora, Mexico, reputed to be Mexico's fastest-growing city with a population of

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approximately 200,000. This area has curio shops, night clubs and various other attractions for tourists.

The city of San Luis is served by Gadsden Elementary School District #32, Yuma Union High School District #70, Harvest Preparatory Academy, PPEP TEC High Schools, Arizona Western College and Arizona State University. The elementary schools are Gadsden Elementary, Rio Colorado Elementary, Arizona Desert Elementary, Ed Pastor Elementary, Cesar Chavez Elementary, and Desert View Elementary, San Luis Middle School and Southwest Jr. High. All the Gadsden elementary schools are Performing Plus Schools as identified by the state of Arizona rating system. Only Gadsden Elementary School is at the performing level. San Luis High School, part of the Yuma Union High School District, serves over 2,000 high school students from the Gadsden Elementary District. Harvest Preparatory Academy is a new addition to San Luis, which opened its doors in August 2009.

Students in the 7th and 8th grades enroll in college courses through Arizona Western College with many students successfully completing college pre-calculus in the eighth grade. Gadsden students also attend various universities throughout the country during the summer in cooperation with Johns Hopkins University. In 2011, over 140 students qualified for university courses. In 2010, Gadsden students earned over $200,000 in college scholarships. In 2011, 21 students in 5th and 6th grades also qualified for summer university coursework. Gadsden Elementary School District serves over 5,000 pre-school through eighth-grade students and is known for its marching band, jazz band and mariachi. The district has been recognized for 7th and 8th grade students taking the college level ACT college entrance examination. Arizona State University provides undergraduate and graduate education certification and degree program in partnership with Gadsden Elementary School District at Southwest Junior High.

San Luis I Land Port-of-Entry

As of June 2023, the U.S. General Services Administration (GSA) and the U.S. Department of Homeland Security - Customs and Border Protection (CBP) launched a $308 million project to modernize and expand the San Luis I Land Port-of-Entry in Arizona. This project is funded by the Bipartisan Infrastructure Law and the Inflation Reduction Act. It will replace the 1980s infrastructure with new buildings, increase inspection capacity, and enhance security. The project will double the number of vehicle inspection lanes, install a canopy, and incorporate the latest inspection technology. It will also boost pedestrian inspection capacity, improve sustainability, and support environmental goals.

The San Luis I Port-of-Entry is currently the second busiest non-commercial port in Arizona, serving millions of drivers and pedestrians annually. Once completed, it will increase both pedestrian and vehicle inspection capacity, alleviate congestion, and contribute to the local economy by creating jobs. The project aims to achieve net-zero energy consumption and sustainability through features like solar panels, energy-efficient systems, and low-embodied carbon materials.

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San Luis II Land Port-of-Entry

San Luis II Land Port-of-Entry is a commercial port of entry and was opened in 2010 in an effort to divert the commercial truck traffic and ease congestion. This port is located toward the eastern portion of San Luis and only accepts commercial trucks entering the United States for inspection between San Luis, Arizona, and San Luis Rio Colorado, Sonora.

SAN LUIS RIO COLORADO, SONORA, MEXICO

San Luis Rio Colorado is located just south of subject property across the U.S./Mexico border and has an estimated population of 196,332 (2020). The city is the fourth largest community in Sonora. The community was once an important inland port for steamers traveling the Colorado from the Gulf of California. Since the early 1900s the Colorado has been completely or nearly completely drained for irrigation. San Lui Rio Colorado is home to four regional medium-wave radio broadcast stations, among them 1350 AM, all of which are popular long-distance reception targets for medium wave DX radio enthusiasts. The economy is heavily influence by industrial and manufacturing industries. Maquila factories in San Luis Rio Colorado include TSE Brakes, Daewoo Electronics, Bose, SANA International, OPTECH, and Gaming Partners International.[6] Companies such as Bose and Sana International have more than 20 years invested in the community. There are also over 1,200 international factories operating in the region serving industries such as aerospace, medical, electronics, logistics, packing, textile, food processing, appliances, software development and refurbish.

LAND USE

Dominant land uses in the neighborhood consist of vacant land and agricultural uses to the northeast, industrial/manufacturing uses along the border and highway corridors, and residential developments which are expanding from the west from the city of San Luis. The neighborhood area is estimated to be about 15% built-out.

The Arizona State Prison Complex - Yuma is located on the corner of Avenue B and Juan Sanchez Boulevard, in San Luis. ASPC-Yuma provides housing to an average population of 2,279 convicted male felons. ASPC-Yuma is also a major employer in Yuma County, employing 755 full-time employees. Moreover, it is a provider of inmate work crews utilized by members of local, state and community organizations. Among other duties, ASPC-Yuma has a Wildland Fire Crew that consists of one sergeant, two correctional officers and twenty inmates that assists in fighting fires throughout Arizona.

San Luis Detention Facility was opened in 2007 and is located just north of the subject property. The facility is owned by the San Luis Detention Facility Development Corporation, a subsidiary of the city, and is operated by CEC/Civigenics. The facility is located on the eastern edge of the city

[6] *Greater Yuma – Maquita Companies*, www.greateryuma.org, February 2, 2016

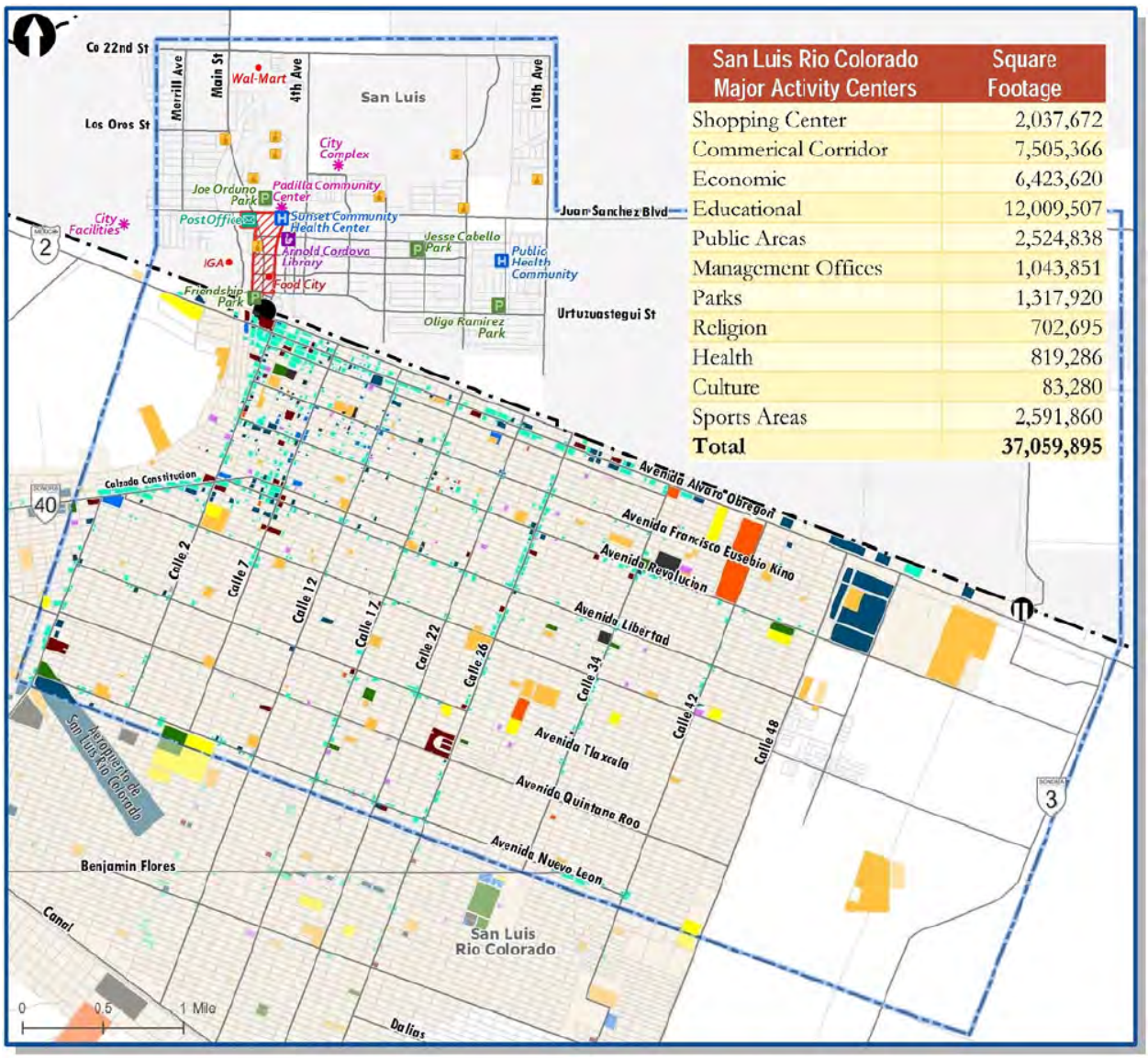
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near the Arizona State Prison Complex. It has 464 beds to hold detainees, primarily for violations of immigration laws, from federal authorities. Approximately 80 full-time employees are employed by the facility.

According to a Bi-National Transportation Study of San Luis, Arizona and San Luis Rio Colorado, Mexico, agricultural and manufacturing are the primary drivers of the economy for the area. However, many residents travel to Yuma or other surrounding communities for employment especially during the winter months, which is the peak of harvesting season. As shown in the following inserted exhibit, there is a higher density of shopping centers, commercial corridors, and health facilities in the northwest corner of the city.

With the opening of San Luis II Port-of-Entry, the commercial port-of-entry, industrial development has occurred adjacent north of the facility. The 200.80-acre Magrino Industrial Park is subdivided into 15 parcels. Six parcels were acquired by RL Jones Properties in two transactions in 2016 and 2018 for a total of $1,026,150, or $33,666 per acre. The Rascon Family acquired two parcels totaling 10.16 acres in December 2017 for $320,575, or $31,553 per acre. Three of the 15 parcels sold in 2019 ranged in size from 5.07 to 10.16 and sale prices from $44,990 to $45,000 per acre. One 5.08-acre parcel sold in August 2020 for $55,000 per acre.

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San Luis Rio Colorado Major Activity Centers	Square Footage
Shopping Center	2,037,672
Commerical Corridor	7,505,366
Economic	6,423,620
Educational	12,009,507
Public Areas	2,524,838
Management Offices	1,043,851
Parks	1,317,920
Religion	702,695
Health	819,286
Culture	83,280
Sports Areas	2,591,860
Total	**37,059,895**

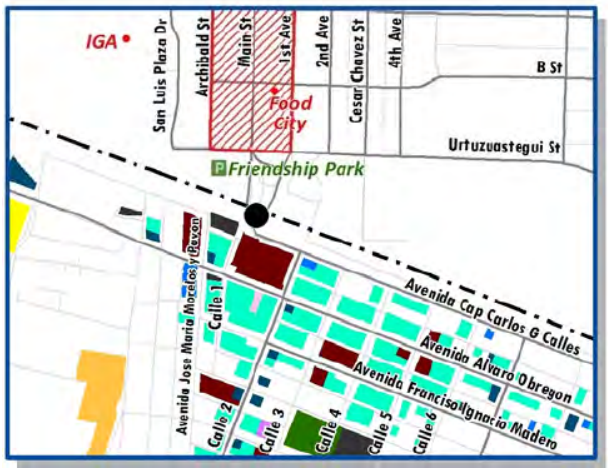
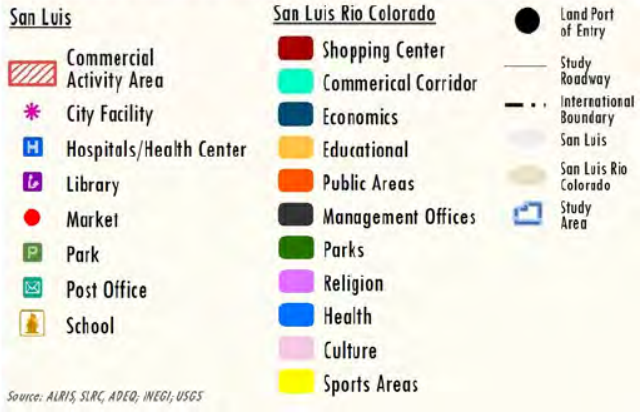


FIGURE 3.3: MAJOR ACTIVITY CENTERS



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As noted previously, Phase I of the Southwest Arizona Industrial Park consisting of 80 acres located at the southwest corner of Avenue E and County 24th Street was developed about four years ago. A 10-acre parcel was acquired in December 2018 by the Regional Center for Border Health for $550,000, or $55,000 per acre. This site has been fully improved with the San Luis Medical Mall and Urgent Care facility. Another 3.68-acre site reportedly sold for $55,000 per acre. In December 2021, three parcels, or a total of 15.25 acres was acquired for $1,150,000, or $75,410 per acre. These transactions indicate an annual compounded appreciation rate of 17.1%.

GROWTH PATTERNS

Growth patterns are primarily from the west with proximity to the residential developments near the city of San Luis. The most proximate developments to subject include the San Luis II Commercial Port of Entry, which was developed in 2010, the San Luis Detention Center located north of subject was developed in 2007, the San Luis Medical Mall and Urgent Care facility built in 2021 and a few industrial/distribution facilities within the Magrino Industrial Park were developed from 2017, 2020 and 2021. Residential development is occurring along County 24th Street and Avenue E within the Border Ranches.

ACCESS

Access to and from the market area is provided by major highways including Interstate 8 extending east/west on the north, Highway 95 extending north/south on the west and Highway 195 on the south that runs east/west. Major east-west corridors include Highway 195, G Street, Urtuzuastegui Street, County 22nd Street, and County 24th Street. North-south corridors include Highway 95, Main Street, Merrill Avenue, Archibald Street, 1st Street, Juan Sanchez Boulevard (Juan Sanchez/Cesar Chavez Boulevard), 6th Avenue, 8th Avenue, County Avenue H, Avenue F, and South Avenue E. Air services to and from the area are served by the Yuma Air Station.

Yuma International Airport is located at the northern boundary of the neighborhood. The airport has a single terminal (FC "Frosty" Braden Passenger Terminal) which was completed in February of 1999. The airport houses four automobile rental agencies, a restaurant and lounge, a gift shop, games room, as well as America Airlines providing air-service between Yuma and Phoenix.

DEMOGRAPHICS

Selected neighborhood demographics within a one, three, and **five-mile radius** from the subject are shown in the following table:

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CBRE

DEMOGRAPHIC BRIEF

N 4TH AVE & UNION ST

POPULATION	3 MILES	5 MILES	10 MILES
2023 Population - Current Year Estimate	25,384	31,621	54,596
2028 Population - Five Year Projection	25,287	31,801	55,210
2020 Population - Census	25,325	30,674	53,493
2010 Population - Census	24,282	26,595	46,987
2020-2023 Annual Population Growth Rate	0.07%	0.94%	0.63%
2023-2028 Annual Population Growth Rate	-0.08%	0.11%	0.22%
HOUSEHOLDS			
2023 Households - Current Year Estimate	6,621	8,199	13,301
2028 Households - Five Year Projection	6,668	8,381	13,582
2010 Households - Census	5,793	6,330	11,081
2020 Households - Census	6,547 96.7%	7,859 96.0%	12,845 95.5%
2020-2023 Compound Annual Household Growth Rate	0.35%	1.31%	1.08%
2023-2028 Annual Household Growth Rate	0.14%	0.44%	0.42%
2023 Average Household Size	3.83	3.85	3.76
HOUSEHOLD INCOME			
2023 Average Household Income	$65,769	$69,954	$71,656
2028 Average Household Income	$76,335	$81,834	$83,749
2023 Median Household Income	$50,028	$51,874	$53,934
2028 Median Household Income	$54,746	$58,002	$60,251
2023 Per Capita Income	$17,155	$17,076	$18,240
2028 Per Capita Income	$20,129	$20,123	$21,575
HOUSING UNITS			
2023 Housing Units	**6,788**	**8,509**	**13,844**
2023 Vacant Housing Units	167 2.5%	310 3.6%	543 3.9%
2023 Occupied Housing Units	6,621 97.5%	8,199 96.4%	13,301 96.1%
2023 Owner Occupied Housing Units	4,504 68.4%	5,694 69.9%	9,357 67.6%
2023 Renter Occupied Housing Units	2,117 31.2%	2,505 29.4%	3,944 28.5%
EDUCATION			
2023 Population 25 and Over	**14,316**	**18,531**	**32,684**
HS and Associates Degrees	6,212 43.4%	8,674 46.8%	16,533 50.6%
Bachelor's Degree or Higher	1,326 9.3%	1,643 8.9%	3,334 10.2%
PLACE OF WORK			
2023 Businesses	233	252	421
2023 Employees	2,933	3,305	5,388

As indicated above, the population within a **five-mile radius** of the subject property is projected to increase from the Year 2023 estimate of 31,621 to a total of 31,801 by 2028, representing an average compounded annual increase of 0.11%. The number of households in 2023, estimated at 8,199 is projected to increase to 8,381 by Year 2028, representing an increase of 182 households, or approximately 36 households per year, and an average annual compounded growth rate of 0.44%. **This information suggests very modest demand for additional residential**

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housing in the subject's immediate market area over the next several years. It is also important to note the median ($51,874) and average ($69,954) household income for the area is generally inline with the city of Yuma averages.

CONCLUSION

The demographic data indicate that the subject neighborhood is generally experiencing slow growth in both population and households, with slow growth projected through 2028. Overall, there is a large residential and employment pool within 10 miles of the subject. Recent growth in the immediate area has primarily been related to residential development in San Luis and industrial development with proximity to the San Luis II Commercial Port-of-Entry, which appears to be supported by both neighborhood demographics and the primary traffic carriers within the neighborhood. Additionally, the expansion and modernization of San Luis I Land Port-of-Entry should positively impact the subject's surrounding neighborhood by increasing traffic and overall efficiency. In summary, economic and demographic factors point toward nominal growth in the near-term as the economy continues to recover, with general stability for the area over the long term.

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Site Analysis

SITE SUMMARY AND ANALYSIS		
Physical Description		
Net Site Area	17.84 Acres	±777,110 SF
Gross Site Area	19.80 Acres	±862,488 SF
Road Frontage	4th Avenue, Union Street, and McCain Avenue	
Shape	Rectangular	
Topography	Generally Level	
Zoning District(s)	RA-40, Rural Area Residential, 40 Acre Minimum (Yuma County)	
Flood Map Panel No. & Date	04027C1820F & 04027C2135F 16-Jan-14	
Flood Zone	Zone X (Shaded)	
Adjacent Land Uses	Surrounding land uses include: a 9.8-acre public works site owned by the city of San Luis to the north; San Luis City Hall, inclusive of a municipal fire and police department to the east, across McCain Avenue; a single-family subdivision to the south across Union Street; and approximately 36.4 acres of undeveloped land owned by the State of Arizona to the west, followed by three schools, a community park, and aquatics center.	
Comparative Analysis	**Rating**	
Visibility	Good	
Functional Utility	Good	
Traffic Volume	Adequate	
Adequacy of Utilities	Assumed adequate	
Drainage	Appears adequate	
Utilities	**Provider**	**Availability**
Water	City of San Luis	Yes
Sewer	City of San Luis	Yes
Electricity	Arizona Public Services (APS)	Yes
Telephone/Cable TV	Spectrum	Yes

Source: Various sources compiled by CBRE

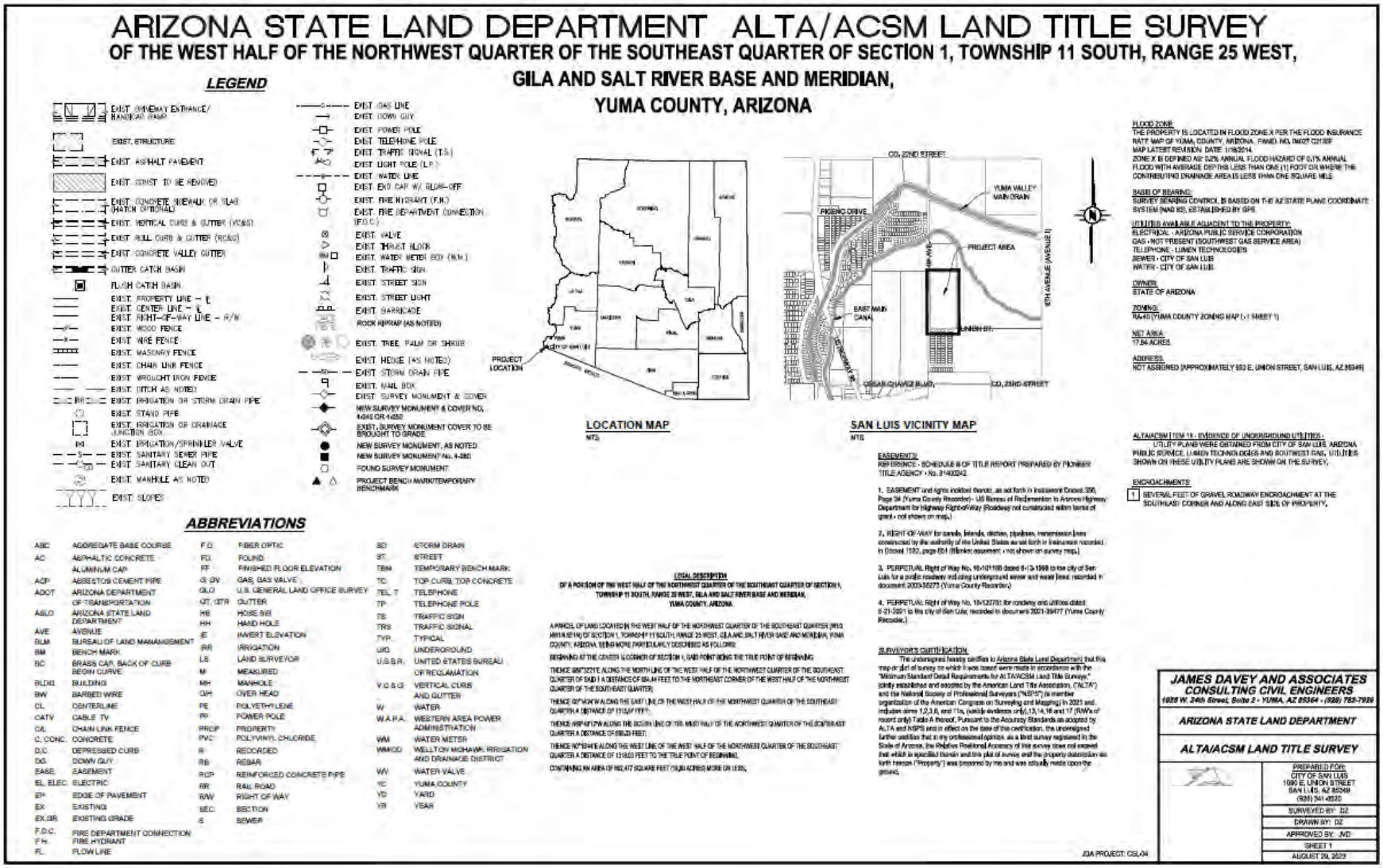
LOCATION

The subject is located at the northeast corner of 4th Avenue and Union Street, in San Luis, near one and a half miles northeast of the San Luis I Port-of-Entry (Arizona/Mexico border).

CONFIGURATION AND SIZE

The subject site has a rectangular configuration and contains 17.84 net acres (19.80 gross acres), per public records and the ALTA Survey presented on the following two pages, with the subject's net area shaded in yellow. The developable portion of the subject site is well-suited for a mix of uses, including the expansion of San Luis City Hall.

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ARIZONA STATE LAND DEPARTMENT ALTA/ACSM LAND TITLE SURVEY

OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 25 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA

LEGEND

EXIST. ONE-WAY ENTRANCE/ HANDICAP RAMP
EXIST. STRUCTURE
EXIST. ASPHALT PAVEMENT
EXIST. CONST. TO BE REMOVED
EXIST. CONCRETE SIDEWALK OR SLAB (HATCH OPTIONAL)
EXIST. VERTICAL CURB & GUTTER (VC&G)
EXIST. ROLL CURB & GUTTER (RC&G)
EXIST. CONCRETE VALLEY GUTTER
GUTTER CATCH BASIN
FLUSH CATCH BASIN
EXIST. PROPERTY LINE – ℄
EXIST. CENTER LINE – ℄
EXIST. RIGHT-OF-WAY LINE – R/W
EXIST. WOOD FENCE
EXIST. WIRE FENCE
EXIST. MASONRY FENCE
EXIST. CHAIN LINK FENCE
EXIST. WROUGHT IRON FENCE
EXIST. DITCH AS NOTED
EXIST. IRRIGATION OR STORM DRAIN PIPE
EXIST. STAND PIPE
EXIST. IRRIGATION OR DRAINAGE JUNCTION BOX
EXIST. IRRIGATION/SPRINKLER VALVE
EXIST. SANITARY SEWER PIPE
EXIST. SANITARY CLEAN OUT
EXIST. MANHOLE AS NOTED
EXIST. SLOPES

EXIST. GAS LINE
EXIST. DOWN GUY
EXIST. POWER POLE
EXIST. TELEPHONE POLE
EXIST. TRAFFIC SIGNAL (T.S.)
EXIST. LIGHT POLE (L.P.)
EXIST. WATER LINE
EXIST. END CAP W/ BLOW-OFF
EXIST. FIRE HYDRANT (F.H.)
EXIST. FIRE DEPARTMENT CONNECTION (F.D.C.)
EXIST. VALVE
EXIST. THRUST BLOCK
EXIST. WATER METER BOX (W.M.)
EXIST. TRAFFIC SIGN
EXIST. STREET SIGN
EXIST. STREET LIGHT
EXIST. BARRICADE
ROCK RIPRAP (AS NOTED)
EXIST. TREE, PALM OR SHRUB
EXIST. HEDGE (AS NOTED)
EXIST. STORM DRAIN PIPE
EXIST. MAIL BOX
EXIST. SURVEY MONUMENT & COVER
NEW SURVEY MONUMENT & COVER NO. 4-645 OR 4-650
EXIST. SURVEY MONUMENT COVER TO BE BROUGHT TO GRADE
NEW SURVEY MONUMENT, AS NOTED
NEW SURVEY MONUMENT No. 4-880
FOUND SURVEY MONUMENT
PROJECT BENCH MARK/TEMPORARY BENCHMARK

ABBREVIATIONS

ABC	AGGREGATE BASE COURSE	F.O.	FIBER OPTIC	SD	STORM DRAIN
AC	ASPHALTIC CONCRETE	FD.	FOUND	ST.	STREET
	ALUMINUM CAP	FF	FINISHED FLOOR ELEVATION	TBM	TEMPORARY BENCH MARK
ACP	ASBESTOS CEMENT PIPE	G/GV	GAS, GAS VALVE	TC	TOP CURB, TOP CONCRETE
ADOT	ARIZONA DEPARTMENT OF TRANSPORTATION	GLO	U.S. GENERAL LAND OFFICE SURVEY	TEL. ?	TELEPHONE
ASLD	ARIZONA STATE LAND DEPARTMENT	GT, GTR	GUTTER	TP	TELEPHONE POLE
AVE	AVENUE	HB	HOSE BIB	TS	TRAFFIC SIGN
BLM	BUREAU OF LAND MANAGEMENT	HH	HAND HOLE	TRS	TRAFFIC SIGNAL
BM	BENCH MARK	IE	INVERT ELEVATION	TYP.	TYPICAL
BC	BRASS CAP, BACK OF CURB BEGIN CURVE	IRR	IRRIGATION	U/G	UNDERGROUND
		LS	LAND SURVEYOR	U.S.B.R.	UNITED STATES BUREAU OF RECLAMATION
BLDG.	BUILDING	M	MEASURED	V.C.& G.	VERTICAL CURB AND GUTTER
BW	BARBED WIRE	MH	MANHOLE	W	WATER
CL	CENTERLINE	OH	OVER HEAD	W.A.P.A.	WESTERN AREA POWER ADMINISTRATION
CATV	CABLE TV	PE	POLYETHYLENE		
CA.	CHAIN LINK FENCE	PP	POWER POLE	WM	WATER METER
C. CONC.	CONCRETE	PROP	PROPERTY	WMWCD	WELLTON MOHAWK IRRIGATION AND DRAINAGE DISTRICT
D.C.	DEPRESSED CURB	PVC	POLYVINYL CHLORIDE		
DG.	DOWN GUY	R	RECORDED	WV	WATER VALVE
EASE.	EASEMENT	RB	REBAR	YC	YUMA COUNTY
EL. ELEC.	ELECTRIC	RCP	REINFORCED CONCRETE PIPE	YD	YARD
EP	EDGE OF PAVEMENT	RR	RAIL ROAD	YR	YEAR
EX	EXISTING	R/W	RIGHT OF WAY		
EX.GR	EXISTING GRADE	SEC.	SECTION		
F.D.C. F.H.	FIRE DEPARTMENT CONNECTION FIRE HYDRANT	S	SEWER		
FL.	FLOW LINE				

LOCATION MAP
NTS

SAN LUIS VICINITY MAP
NTS

LEGAL DESCRIPTION
OF A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 25 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (W½ NW¼ SE¼) OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 25 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER ¼ CORNER OF SECTION 1, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S89°52'21"E ALONG THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID 1 A DISTANCE OF 664.84 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE S0°14'30"W ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1313.49 FEET;

THENCE N89°48'12"W ALONG THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 659.30 FEET;

THENCE N0°13'48"E ALONG THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1316.60 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING AN AREA OF 892,417 SQUARE FEET (20.49 ACRES) MORE OR LESS.

EASEMENTS:
REFERENCE - SCHEDULE B OF TITLE REPORT PREPARED BY PIONEER TITLE AGENCY - No. 31400242

1. EASEMENT and rights incident thereto, as set forth in Instrument Docket 326, Page 34 (Yuma County Recorder) - US Bureau of Reclamation to Arizona Highway Department for Highway Right-of-Way (Roadway not constructed within terms of grant - not shown on map.)

2. RIGHT-OF-WAY for canals, laterals, ditches, pipelines, transmission lines constructed by the authority of the United States as set forth in Instrument recorded in Docket 1532, page 554 (Blanket easement - not shown on survey map.)

3. PERPETUAL Right of Way No. 19-101199 dated 9-13-1988 to the city of San Luis, for a public roadway and along underground sewer and water lines recorded in document 2003-35273 (Yuma County Recorder.)

4. PERPETUAL Right of Way No. 19-122751 for roadway and utilities dated 6-21-2001 to the city of San Luis, recorded in document 2001-39477 (Yuma County Recorder.)

SURVEYOR'S CERTIFICATION:
The undersigned hereby certifies to Arizona State Land Department that this map or plat of survey on which it was based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association, ("ALTA") and the National Society of Professional Surveyors ("NSPS") (a member organization of the American Congress on Surveying and Mapping) in 2021 and includes items 1,2,3,4, and 11a, (vehicle evidence only),13,14,16 and 17 (RWAs of record only) Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that, in my professional opinion, as a land survey registered in the State of Arizona, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and this plat of survey and the property description as set forth hereon ("Property") was prepared by me and was actually made upon the ground.

JGA PROJECT: CSL04

FLOOD ZONE:
THE PROPERTY IS LOCATED IN FLOOD ZONE X PER THE FLOOD INSURANCE RATE MAP OF YUMA, COUNTY, ARIZONA, PANEL NO. 0402F C2135F MAP LATEST REVISION DATE: 1/16/2014.
ZONE X IS DEFINED AS: 0.2% ANNUAL FLOOD HAZARD OF 0.1% ANNUAL FLOOD WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE

BASIS OF BEARING:
SURVEY BEARING CONTROL IS BASED ON THE AZ STATE PLANE COORDINATE SYSTEM (NAD 83), ESTABLISHED BY GPS

UTILITIES AVAILABLE ADJACENT TO THE PROPERTY:
ELECTRICAL - ARIZONA PUBLIC SERVICE CORPORATION
GAS - NOT PRESENT (SOUTHWEST GAS SERVICE AREA)
TELEPHONE - LUMEN TECHNOLOGIES
SEWER - CITY OF SAN LUIS
WATER - CITY OF SAN LUIS

OWNER:
STATE OF ARIZONA

ZONING:
RA-43 (YUMA COUNTY ZONING MAP (1 SHEET 1)

NET AREA:
17.84 ACRES

ADDRESS:
NOT ASSIGNED (APPROXIMATELY 950 E. UNION STREET, SAN LUIS, AZ 85349)

ALTA/ACSM ITEM 11 - EVIDENCE OF UNDERGROUND UTILITIES:
UTILITY PLANS WERE OBTAINED FROM CITY OF SAN LUIS, ARIZONA PUBLIC SERVICE, LUMEN TECHNOLOGIES AND SOUTHWEST GAS. UTILITIES SHOWN ON THESE UTILITY PLANS ARE SHOWN ON THE SURVEY.

ENCROACHMENTS:
1 SEVERAL FEET OF GRAVEL ROADWAY ENCROACHMENT AT THE SOUTHEAST CORNER AND ALONG EAST SIDE OF PROPERTY.

JAMES DAVEY AND ASSOCIATES CONSULTING CIVIL ENGINEERS
1025 W. 24th Street, Suite 2 - YUMA, AZ 85364 - (928) 783-7926

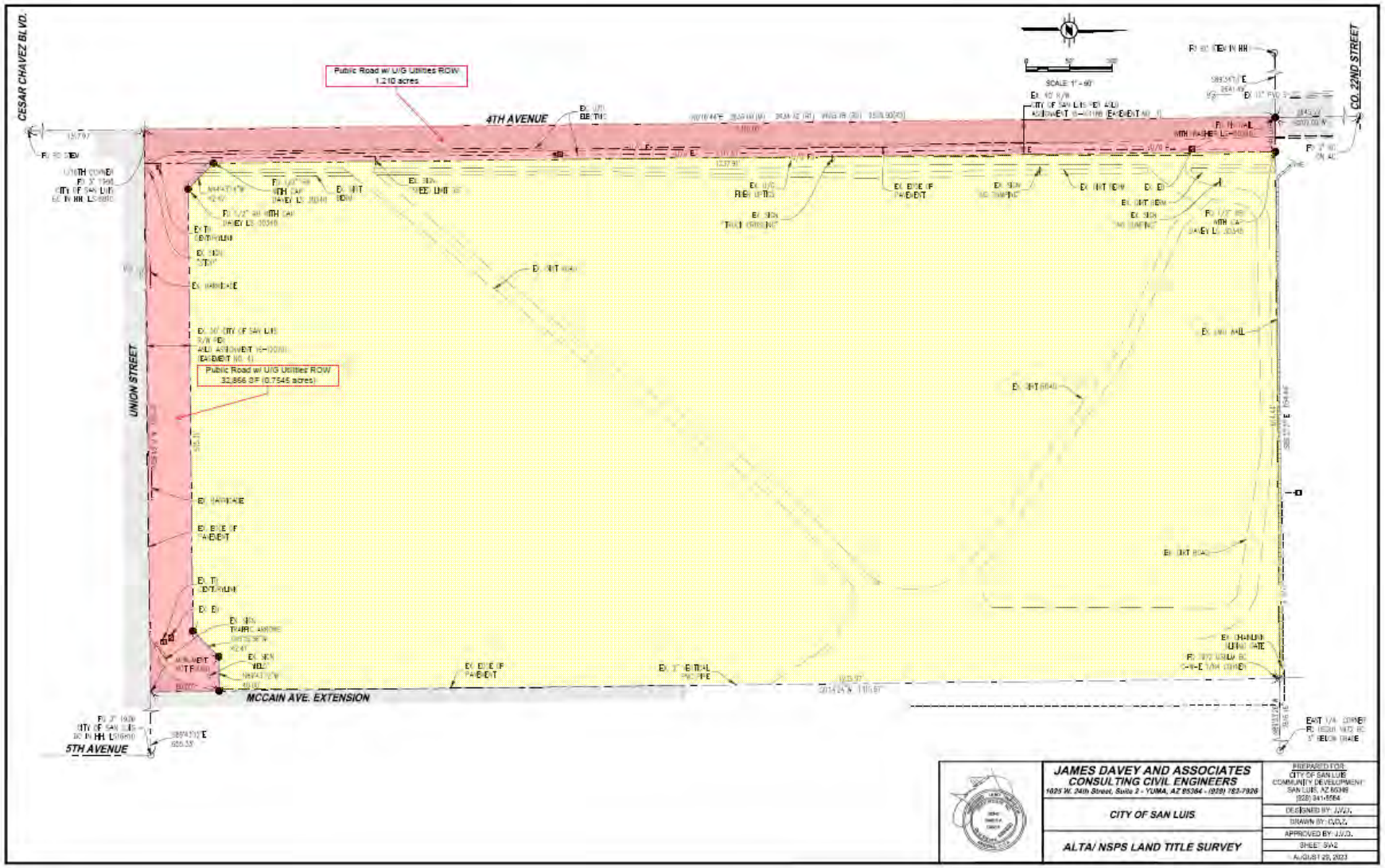
ARIZONA STATE LAND DEPARTMENT

ALTA/ACSM LAND TITLE SURVEY

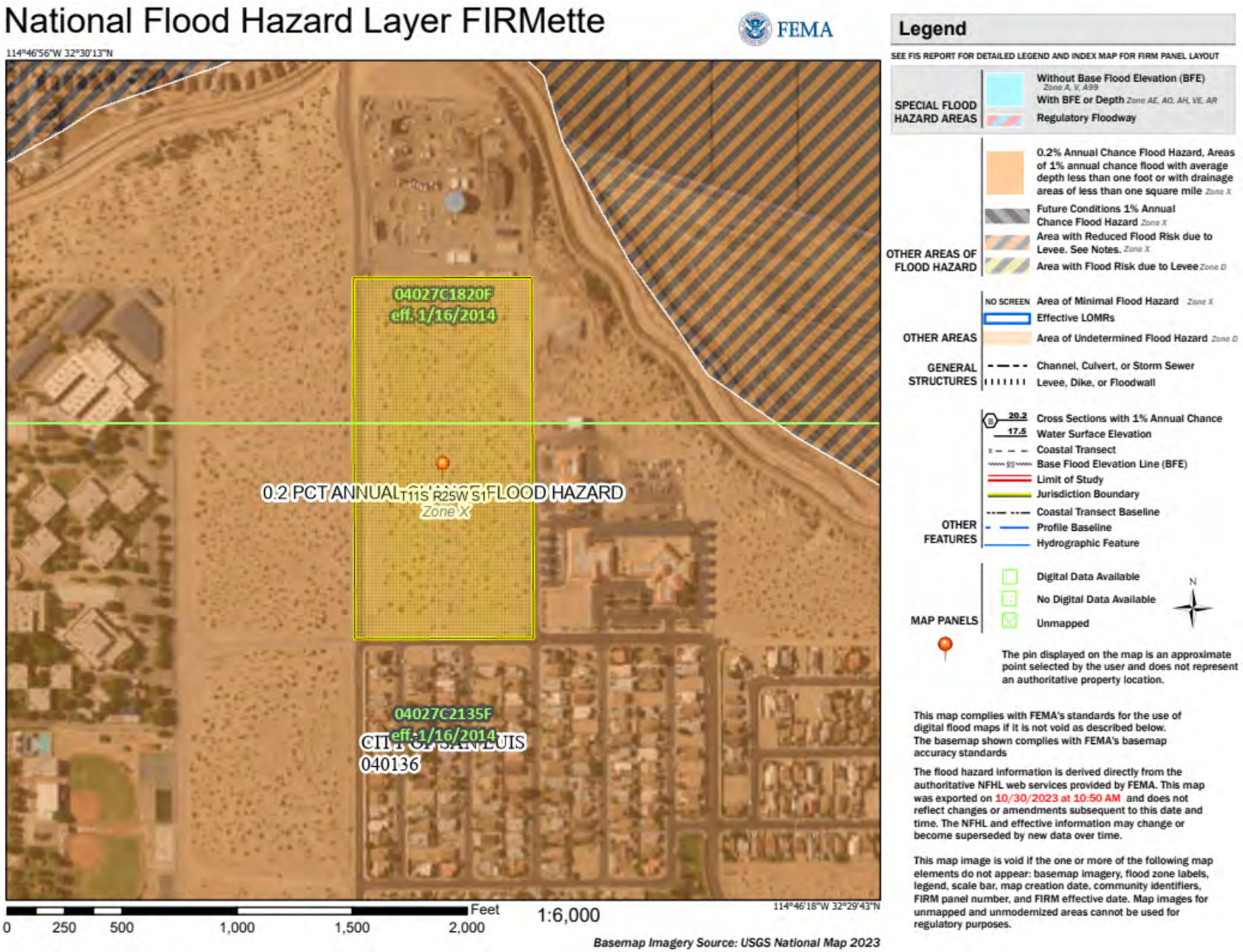
PREPARED FOR:
CITY OF SAN LUIS
1090 E. UNION STREET
SAN LUIS, AZ 85349
(928) 341-8537

SURVEYED BY: DZ
DRAWN BY: DZ
APPROVED BY: JVD
SHEET 1
AUGUST 29, 2023

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TOPOGRAPHY/FLOOD STATUS/SOIL/ENVIRONMENT

Topography

The subject site is generally level native desert and is at or near grade with adjoining properties and roadways.

Flood Status

No drainage problems were noted during inspection. According to Flood Insurance Rate Map Numbers 04027C2135F (effective date January 1, 2014) and 04027C1820F (effective date January 16, 2014), the subject property is situated within Zone X (Shaded), which is defined as:

> "Zones B and X (shaded) are areas of 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance (base flood) sheet flow flooding with average depths of less than 1 foot, areas of base flood stream flooding with a contributing drainage area of less than 1 square mile, or areas protected from the base flood by levees. No Base Flood Elevations (BFEs) or depths are shown in this zone, and insurance purchase is not required."

A copy of the FEMA floodplain map is presented following the ALTA Survey.

Soil

The appraisers were not provided with a soils investigation report pertaining to the subject property. Based upon inspection of the property and given there are single-family and commercial-oriented uses in the immediate area, there do not appear to be any adverse soil conditions which would prohibit eventual development of the site.

Environment

An environmental site assessment (ESA) pertaining to the subject site was not provided for review. During inspection of the property and surrounding area, no apparent signs of environmental contamination, hazardous waste storage or dumping were observed; however, the appraisers are not qualified to detect the existence of potentially hazardous material, underground storage tanks, etc., which may be present on or near the site. **The "as is" market value is based on the extraordinary assumption there are no known environmental risks or hazardous conditions associated with the subject site.**

UTILTIES AND SERVICES

The following utilities and services are available to the boundary of the subject site.

Water:	City of San Luis
Sewer:	City of San Luis
Electricity:	Arizona Public Services (APS)
Telephone/Cable:	Spectrum

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EASEMENTS/ENCROACHMENTS/COVENANTS/CONDITIONS/RESTRICTIONS

Based on a physical inspection of the undeveloped site and a review of Yuma County Assessor records and the ALTA survey, there are no known easements, encroachments, covenants, or restrictions impacting the subject property; however, there is an existing city of San Luis public works site (trash processing) located immediately to the north of the subject. The presence of the public works site does not measurably impact the property's marketability/appeal for development activity.

INGRESS/EGRESS

The subject property has frontage along the east side of 4th Avenue, the north side of Union Street, and the west side of McCain Avenue. In this particular location, all three exterior roadways are collector streets improved with one lane of traffic in each direction. At the present time, none of the roads fronting the subject are improved with concrete curbs, gutters, or sidewalks along the subject side. Upon development of the subject site, half-street improvements will be required to 4th Avenue and Union Street, while McCain Avenue will require less significant improvements. Access to State Route 195 (Juan Sanchez/Cesar Chavez Boulevard) is less than one-half mile to the south, while State Route 95 (Main Street) is approximately one-half mile southwest of the subject.

PROPERTY ASSESSMENTS AND REAL ESTATE TAXES

The appraised property is identified as Yuma County Assessor's parcel number 226-01-005. The assessments pertaining to the subject tax parcel is presented in the following table.

226-01-005

PRIOR YEAR VALUES				CURRENT YEAR VALUES			
LPV	Legal Class	Ratio	Assessed Value	LPV	Legal Class	Ratio	Assessed Value
$750	2.01.E	15%	$113	$750	2.01.E	15%	$113
FCV	Legal Class	Ratio	Assessed Value	FCV	Legal Class	Ratio	Assessed Value
$750	2.01.E	15%	$113	$750	2.01.E	15%	$113
Prior Year Taxes			$0.00	Current Year Tax Estimate			$0.00

Given the subject site is currently owned by the State of Arizona, the parcel is exempt from real property taxes.

ADJACENT LAND USES

Surrounding land uses include:

- a 9.8-acre public works site owned by the city of San Luis to the north;
- San Luis City Hall, inclusive of a municipal fire and police department to the east, across McCain Avenue;
- a single-family subdivision to the south across Union Street; and

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- Approximately 36.4 acres of undeveloped land owned by the State of Arizona to the west, followed by three schools, a community park, and an aquatics center.

CONCLUSION

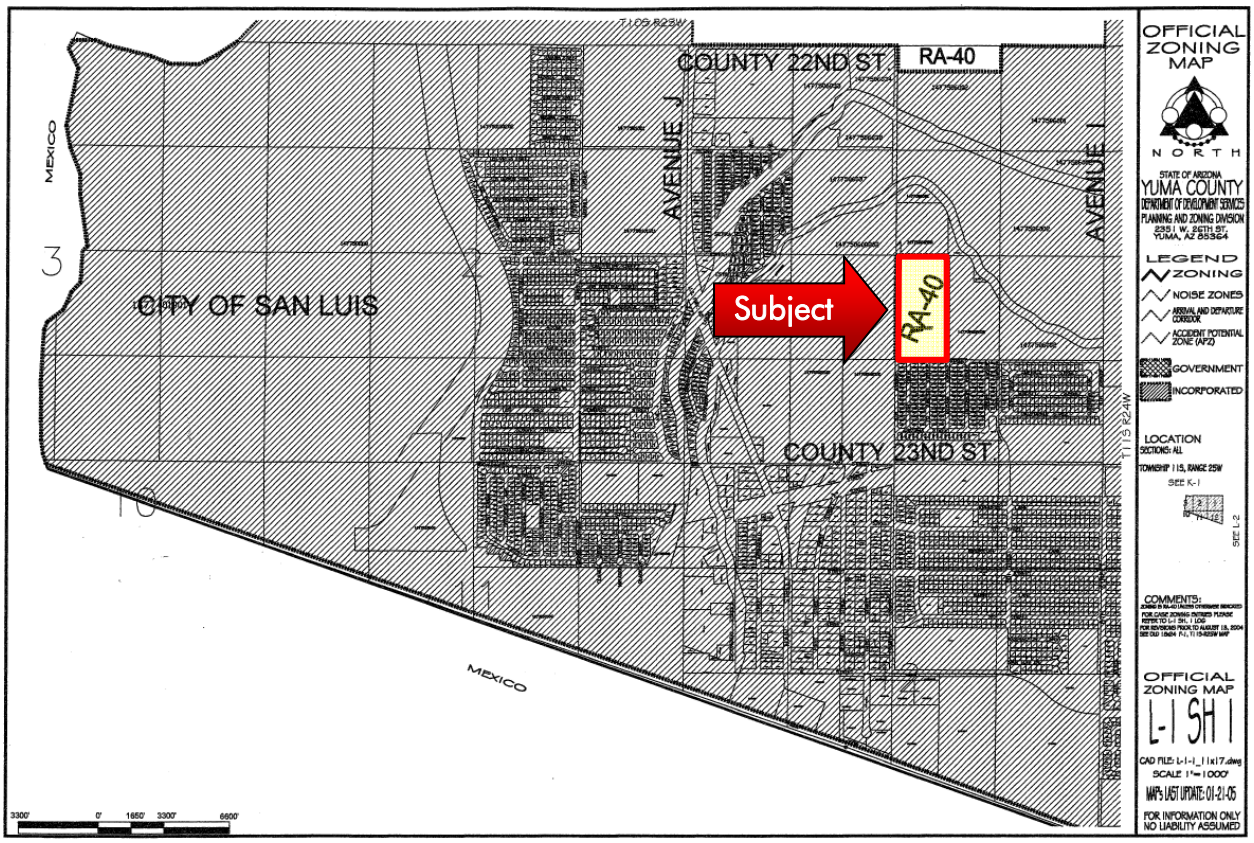
In sum, the location, size, configuration, topography, availability of utilities and services, and zoning (to be discussed in the following section) are factors conducive for eventual development of the site with a single-family residential use. Alternatively, given there are municipal uses in the immediate area, an expansion of the existing city hall appears to be a logical use.

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Zoning

As noted, the subject site is located on a county island within the San Luis city limits. The subject is currently zoned RA-40, Rural Area, 40 Acre Minimum, by Yuma County. *The subject site is outlined in red with the zoning designation indicated.*



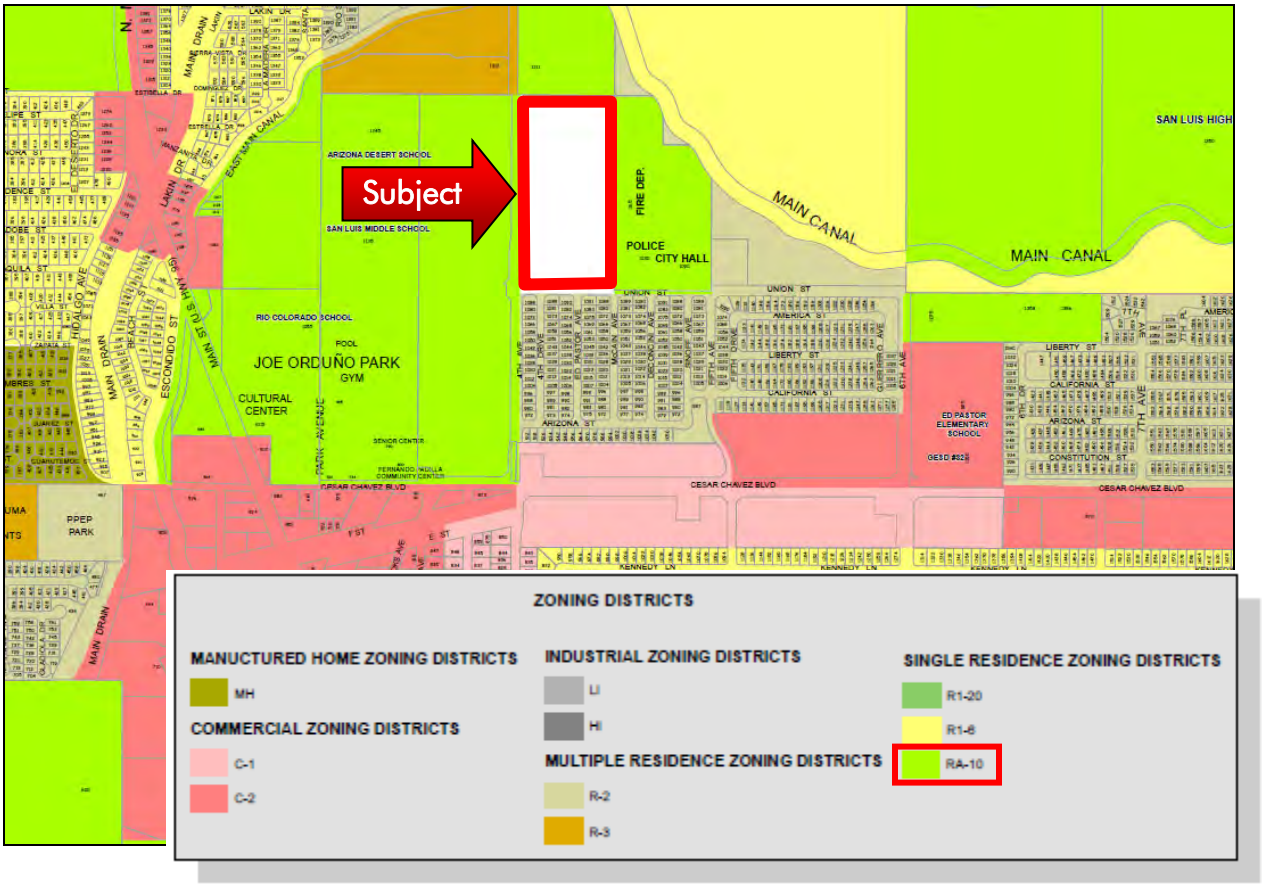
RA-40, Rural Area, 40 Acre Minimum

According to Yuma County, "the purpose of this district is to conserve and preserve farms, agricultural related resources, continued agricultural use and other open space land uses fostering orderly growth in rural areas, preventing urban and agricultural land use conflicts, and allowing rural lot development with emphasis on preserving the character of farming communities. Principle uses permitted in this zoning district include residential uses on large parcel sizes, farms, agricultural-related land uses, and open space or recreational uses. These regulations apply to all four (4) of the Rural Area districts: Rural Area-40 Acre Minimum (RA-40), Rural Area-20 Acre Minimum (RA-20), Rural Area-10 Acre Minimum (RA-10), and Rural Area-5 Acre Minimum (RA-5)."

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SAN LUIS ZONING MAP

According to the San Luis Zoning Map below, the subject site is surrounded by RA-10, Rural Area Residential and R-2, Medium-High Density Residential zoning districts. Additionally, there is land to the northwest of the subject that is zoned for high-density multi-family use. As indicated in the Site Analysis section, the surrounding land uses adjacent to the north and east of the subject are developed with municipal facilities, while the land immediately to the west of the subject is undeveloped and owned by the State of Arizona (State Trust Land). *The San Luis zoning definitions corresponding with surrounding designations are included below.*



RA-10, Rural Area Residential (Minimum 10 Acres per Dwelling Unit)

Per the city of San Luis Zoning Ordinance, "the purpose of this district is to conserve and preserve farms and agricultural related activities and resources. The intent is to protect areas that have prime agricultural soils and existing or desired agricultural uses from incompatible land uses and urban encroachment and foster orderly growth in rural areas. This district is appropriate where rural development with minimal public facilities and services is desired or programmed, and in conjunction with the airport overlay zoning district."

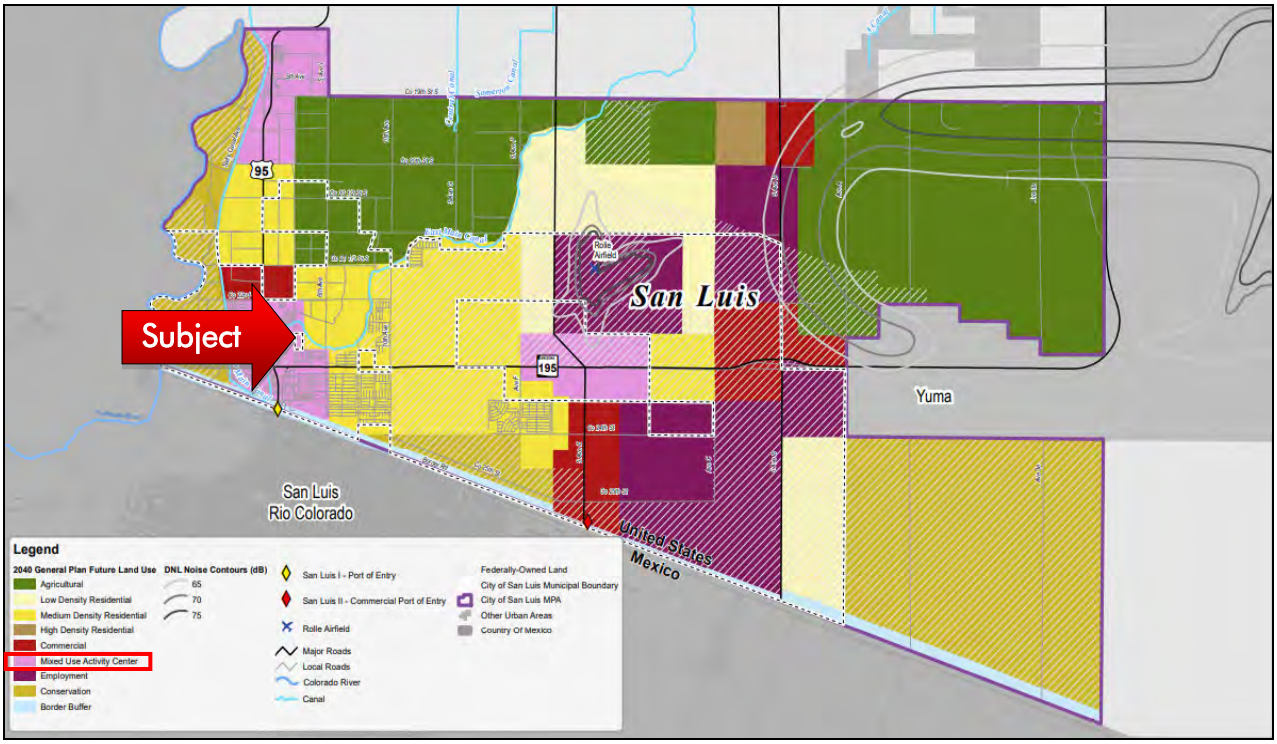
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R-2, Medium-High Density Residential

Per the city of San Luis Zoning Ordinance, "the purpose of this zoning district is to allow for a variety of building types, including duplex, townhouses, and apartments with varied project amenities. The "R-2" shall provide a balance of housing opportunities to serve the needs of the residents of San Luis. The intent of this district is to permit higher density urban development with a mixture of uses of a similar intensity."

Included below is the San Luis Land Use Map (General Plan).

SAN LUIS FUTURE LAND USE MAP



As indicated in the San Luis General Plan map displayed above, the subject site is designated for Mixed Use Activity Center; however, this mixed-use designation encompasses a variety of purposes/uses as demonstrated by the existing development and zoning designations within this category. Given the existence of a single-family subdivision to the south, with three schools, a park, and an aquatics center in close proximity, a residential-oriented use appears most probable. Based on information provided to the appraisers, the applicant intends to develop the entire site with an expansion of the existing city hall adjacent to the east.

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Market Analysis

Given that the surrounding land uses and zoning designations around the subject are conducive to residential development, an analysis of the single-family housing market is provided below. Data sources compiled in these analyses include CBRE, Inc. Research, CoStar Inc., and LandVision.

CITY OF SAN LUIS AND YUMA COUNTY - SINGLE-FAMILY HOUSING OVERVIEW

The following discussion illustrates some general observations in the surrounding residential land market.

Demographic Analysis

Demand for residential properties is a direct function of demographic characteristics analyzed on the following pages.

HOUSING, POPULATION AND HOUSEHOLD FORMATION

The following table illustrates the population and household changes for the subject marketing area between 2000 and 2023, plus a projection over the next five years.

POPULATION AND HOUSEHOLD PROJECTIONS

Population	5 Mile Radius	10 Mile Radius	Yuma, AZ Metropolitan Statistical Area
2028 Total Population	31,801	55,010	214,473
2023 Total Population	31,621	54,407	210,406
2010 Total Population	26,595	46,848	195,751
2000 Total Population	14,337	28,349	160,026
Annual Growth 2023 - 2028	*0.11%*	*0.22%*	*0.38%*
Annual Growth 2010 - 2023	*5.94%*	*5.11%*	*2.44%*
Annual Growth 2000 - 2010	*6.37%*	*5.15%*	*2.04%*
Households			
2028 Total Households	8,381	13,514	74,554
2023 Total Households	8,199	13,239	72,363
2010 Total Households	6,330	11,038	64,767
2000 Total Households	3,489	6,301	53,848
Annual Growth 2023 - 2028	*0.44%*	*0.41%*	*0.60%*
Annual Growth 2010 - 2023	*9.01%*	*6.25%*	*3.77%*
Annual Growth 2000 - 2010	*6.14%*	*5.77%*	*1.86%*

Source: ESRI

INCOME DISTRIBUTIONS

Household income available for expenditure on housing and other consumer items is a primary factor in determining the price/rent level of housing demand in a market area. In the case of this study, projections of household income, particularly for renters, identifies in gross terms the market from which the subject submarket draws. The following table illustrates estimated household income distribution for the subject neighborhood.

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HOUSEHOLD INCOME DISTRIBUTION			
Households by Income Distribution (2023)	5 Mile Radius	10 Mile Radius	Yuma, AZ Metropolitan Statistical Area
<$15,000	7.42%	8.75%	9.65%
$15,000 - $24,999	12.81%	10.88%	8.87%
$25,000 - $34,999	11.06%	9.46%	8.26%
$35,000 - $49,999	16.06%	15.29%	14.19%
$50,000 - $74,999	22.91%	24.35%	20.65%
$75,000 - $99,999	11.11%	13.92%	14.24%
$100,000 - $149,999	12.10%	10.58%	15.52%
$150,000 - $199,999	3.82%	3.61%	5.29%
$200,000+	2.73%	3.14%	3.32%

Source: ESRI

The following table illustrates the median and average household income levels for the subject market area.

HOUSEHOLD INCOME LEVELS			
Income	5 Mile Radius	10 Mile Radius	Yuma, AZ Metropolitan Statistical Area
2023 Median Household Income	$51,874	$53,887	$58,462
2023 Average Household Income	$69,954	$71,580	$78,207
2023 Per Capita Income	$17,076	$18,225	$27,076

Source: ESRI

An analysis of the income data indicates that the submarket is generally comprised of middle-income economic cohort groups.

EMPLOYMENT

An employment breakdown typically indicates the working-class characteristics for a given market area. The specific employment population within the indicated radii of the subject is as follows:

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EMPLOYMENT BY INDUSTRY			
Occupation (2023)	5 Mile Radius	10 Mile Radius	Yuma, AZ Metropolitan Statistical Area
Agric/Forestry/Fishing/Hunting	22.68%	17.44%	7.77%
Construction	9.78%	8.73%	6.76%
Manufacturing	5.67%	6.41%	5.56%
Wholesale Trade	3.29%	2.91%	2.69%
Retail Trade	9.24%	11.03%	12.03%
Transportation/Warehousing	6.37%	5.56%	5.21%
Information	1.12%	1.13%	1.00%
Finance/Insurance	0.63%	0.84%	2.30%
Prof/Scientific/Tech Services	2.40%	2.48%	4.06%
Mgmt of Companies/Enterprises	0.43%	0.26%	0.20%
Admin/Support/Waste Mgmt Srvcs	5.40%	4.97%	4.65%
Educational Services	7.11%	7.15%	8.74%
Health Care/Social Assistance	8.73%	9.02%	12.85%
Arts/Entertainment/Recreation	0.76%	2.10%	2.63%
Accommodation/Food Services	4.98%	6.61%	9.23%
Other Services (excl Publ Adm)	4.70%	5.53%	4.54%
Public Administration	6.72%	7.81%	9.80%

Source: ESRI

The previous table illustrates the employment character of the submarket, indicating a predominantly middle-income employment profile, with the majority of the population holding agriculture, retail trade, health care/social assistance, and public administration related jobs.

Based on this analysis, the immediate area surrounding the subject is projected to experience moderate growth relative to households and population into the near future. Given the area demographics, it appears that demand for both comparable surrounding area for residential homes and the subject will be somewhat stable.

Supply Overview

The main draw for the area is retirement and agri-business related employment with much of the population consisting of primary and second homes. Residential development in Yuma County consists of modestly-priced homes developed between the 1970s and the 1990s. The following tables summarize building permit activity for the single-family residential and multi-family residential sectors in Yuma County and San Luis between 2013 and 2023 year-to-date (through September).

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BUILDING PERMITS - YUMA COUNTY								
Year	Single Family	% Change	Avg. Value/Unit	Multi-Family	% Change	Avg. Value/Unit	Total	% Change
2018	1011	0.6%	$158,545	4	-2200.0%	$65,382	1015	-7.5%
2019	1200	18.7%	$154,555	6	33.3%	$97,682	1206	18.8%
2020	1181	-1.6%	$165,835	109	94.5%	$120,001	1290	7.0%
2021	1096	-7.2%	$177,894	195	44.1%	$52,125	1291	0.1%
2022	730	-33.4%	$167,739	120	-62.5%	$122,183	850	-34.2%
2023*	547	-25.1%	$159,933	43	-179.1%	$100,413	590	-30.6%
* Through September 2023								
Source: US Census compiled by CBRE								

BUILDING PERMITS - SAN LUIS, AZ								
Year	Single Family	% Change	Avg. Value/Unit	Multi-Family	% Change	Avg. Value/Unit	Total	% Change
2018	294	18.5%	$148,245	0	N/A	N/A	294	18.5%
2019	339	15.3%	$149,183	0	N/A	N/A	339	15.3%
2020	366	8.0%	$152,648	0	N/A	N/A	366	8.0%
2021	255	-30.3%	$156,975	0	N/A	N/A	255	-30.3%
2022	237	-7.1%	$156,987	0	N/A	N/A	237	-7.1%
2023*	204	-13.9%	$182,382	8	100.0%	$90,000	212	-10.5%
* Through September 2023								
Source: US Census compiled by CBRE								

As indicated above, the number of single-family building permits in Yuma County spiked in 2019 with 1,200 total units, followed by a gradual decline in 2020 and 2021 and a more severe drop in 2022 and 2023 (through September). As of September 2023, there were 547 permits issued in Yuma County year-to-date, or an annualized rate of 729, which would be near 2022 figures. Multi-family permit activity was relatively active between 2020 and 2022 before dropping in 2023 (YTD).

In San Luis, single-family building permits fluctuated between 237 and 339 over the previous five years. As of September 2023, there has been 204 single-family permits pulled in San Luis and 8 multi-family unit permits. On an annualized basis, 2023 could reach 272 permits, which would be a 14.8% increase from 2022. As shown, historically, no multi-family housing activity occurred from 2018 to 2022. However, year-to-date 2023, building permits were pulled for 8 multi-family units in the city of San Luis.

Neighborhood Detached Housing Market

The data in the following table summarizes sales activity (mainly resales plus some "spec" built homes) within San Luis area between 2018 and 2023 (YTD – October). The sales data was limited to detached single-family homes (built 2013 or newer).

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COMPETITIVE MARKET ANALYSIS - SAN LUIS - SFR HOMES (BUILT 2013-2023)						
Year	No. Sales	No. Sales/ Month	Avg. Sales Price	Average Home Size	Avg. Price/SF	Change in Price/SF
2018	132	11.0	$143,426	1,201 Sq. Ft.	$119.42	0.3%
2019	216	18.0	$150,562	1,197 Sq. Ft.	$125.78	5.3%
2020	222	18.5	$166,903	1,272 Sq. Ft.	$131.21	4.5%
2021	276	23.0	$190,896	1,303 Sq. Ft.	$146.50	12.2%
2022	41	3.4	$261,840	1,328 Sq. Ft.	$197.17	38.6%
2023*	15	1.5	$245,220	1,237 Sq. Ft.	$198.24	0.7%
*Through October 2023						
Source: LandVision						

As indicated, the number of sales ranged between 1.5 and 23.0 per month since 2018, with an upward trend in place from 2018 through 2021. The average number of sales over the past 5+ years is approximately 14 per month or near 168 per annum. **According to Realtor.com, there is currently 22 active listings, which suggests there is currently an approximate 15-month supply, based on a current absorption rate of 1.5 sales per month. This oversupply is likely due to the recent increases in mortgage rates, which directly affects affordability in the market, which has resulted in a substantial slowdown in sales activity.** The average sale price increased from $143,426 in 2018 to $261,840 in 2022, an increase of approximately 82.56%, or 16.2% per annum. Due to slowing market activity along with increased interest rates, pricing on homes have dropped slightly for 2023 on an average home price, but slightly increased on a price per square foot basis by 0.54%.

SUPPLY

According to realtor.com, there are 22 single-family homes actively listed for sale within San Luis with a median asking price of $253,000. There have been 204 permits issued thus far in 2023, indicating that there is development activity; however, this activity and the current mortgage rates may be contributing to the oversupply of housing due to the current sales per month shown above.

PRICING

According to realtor.com, the median sales price for homes in San Luis, AZ in September 2023 was $244,800, or $193.00 per square foot. This represents an increase of 4.1% compared to the same period one year ago.

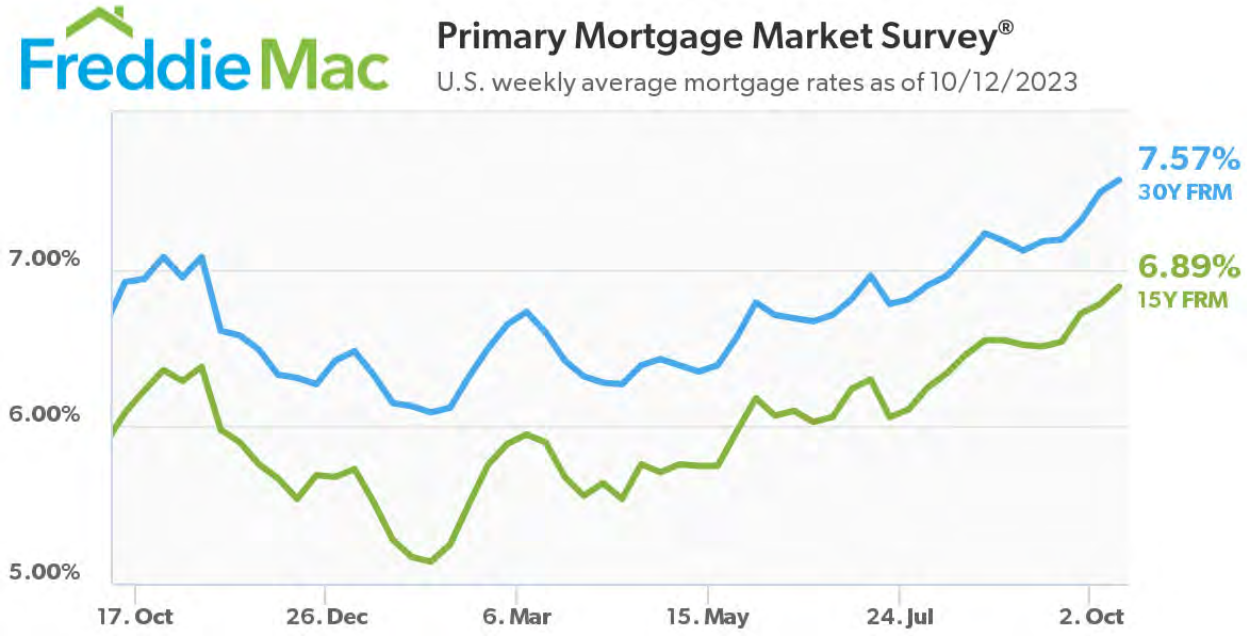
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On average, homes in San Luis sell in 26 days on the market compared to 52 days from the same time last year.

Mortgage Interest Rates

The following graph tracts the 30 and 15-year fixed mortgage interest rates, along with the most popular adjustable-rate mortgage, for the past year (through mid-October 2023).



As indicated above, mortgage interest rates have generally trended higher since about April 2023, with the 30-year mortgage averaging near 7.6% as of mid-October 2023.

Market Participant Interviews

Interviews with market participants (including real estate agents/brokers and buyers/sellers) throughout region have indicated ample activity with offers being presented for available residential and vacant parcels that are reasonably priced.

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Conclusion

The subject's market has been relatively active with an average of 180 detached single-family homes (built between 2013-2023) being sold annually in the last three years (2020 through 2022), with a significant slowdown in 2023 (YTD). Prices for single-family homes have been relatively stable over the past year. **In light of the preceding, the subject is expected to maintain average market acceptance and competitive position going forward.**

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Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- legally permissible;
- physically possible;
- financially feasible; and
- maximally productive.

The highest and best use analysis of the subject is discussed below.

AS VACANT

Legal Permissibility

The subject property is currently zoned RA-40, Rural Area, 40 Acre Minimum, by Yuma County; however, the San Luis General Plan designates the property for mixed-use development. **Given the existence of single-family homes adjacent to the south and three schools, a community park, and an aquatics center in close proximity, the site appears best suited for residential-oriented use. Alternatively, given there are municipal uses in the immediate area, an expansion of the existing city hall appears to be a logical use.**

Physical Possibility

The subject is located on a county island (Yuma) at the northeast corner of 4th Avenue and Union Street, in San Luis. The site has a rectangular configuration, contains 17.84 net acres, and is generally level with native desert vegetation and is at or near grade-level with adjoining properties and roadways. No drainage problems were noted upon inspection and the site is not located in a flood zone. No adverse soil or environmental conditions are known to exist, and all necessary utilities and services are available to the property. The subject site does not appear to be adversely impacted by any easements, encroachments, covenants, restrictions or conditions.

The subject property fronts along 4th Avenue, Union Street, and McCain Avenue. Access to State Route 195 (Juan Sanchez/Cesar Chavez Boulevard) is less than one-half mile to the south, while State Route 95 (Main Street) is approximately one-half mile southwest of the subject. Surrounding land uses include: a 9.8-acre public works site (trash processing) owned by the city of San Luis to the north; San Luis City Hall, inclusive of a municipal fire and police department to the east, across McCain Avenue; a single-family subdivision to the south across Union Street; and approximately 36.4 acres of undeveloped land owned by the State of Arizona to the west, followed by three schools, a community park, and an aquatics center. In summary, the subject property is well positioned for a residential or municipal use.

Financial Feasibility

As discussed within the Market Analysis section, the population growth rate projection, along with the projected growth in the number of households within a five-mile radius of the subject

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property, suggests very moderate demand for residential housing over the next five years. Factors pertaining to financial feasibility of the subject site are discussed below.

- The subject site has a rectangular configuration with generally level terrain that is well-suited for a wide range of development possibilities.
- The subject site has proximity to community services, schools, parks, and retail and business services.
- The subject property is well positioned for a residential or municipal use.
- The subject site is located approximately 1.5 miles northeast of the San Luis I Land Port-of-Entry, the second busiest non-commercial port in Arizona. Additionally, San Luis is served by another land port-of-entry known as San Luis II, which is reserved for commercial trucking industry.

Maximally Productive - Conclusion

The final test of highest and best use of the site, as vacant, is that the use be maximally productive, yielding the highest return to the land. **Based on the information presented above, it has been determined the highest and best use of the subject site, as vacant, is for eventual residential use, as warranted by demand.**

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Sales Comparison Approach

The Sales Comparison Approach involves comparing the subject property with similar vacant land parcels which have either recently sold or are currently listed for sale. This approach is based on the principle of substitution, which states the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability within a reasonable amount of time.

The vacant land sales are compared to the subject site on the basis of price per acre. This unit of comparison, along with the price per square foot of net land area, is most typical in the valuation of land designated for mixed-use development. Each comparable was related to the subject site in terms of the following factors:

1. *Real Property Rights Conveyed*
2. *Financing Terms*
3. *Conditions Of Sale*
4. *Market Conditions (Date Of Sale)*
5. *Location*
6. *Physical Characteristics*
7. *Zoning*
8. *Highest And Best Use*

Detailed data sheets regarding the land sales considered most pertinent in developing an opinion of the market value for the subject site, are included in the Addenda. *On the following page is a map showing the location of the comparables in relation to the subject and a table summarizing pertinent data for each sale.*

Due to a dearth of comparable land sales similar in site size to the subject, it was necessary to extend the search to include comparables with similar net acreages and located beyond the city of San Luis in Yuma County. It was also necessary to employ sites acquired for single and multi-family development for the aforementioned reasons. The comparables used bracket the subject site in terms of proposed use, size, and location.

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SUMMARY OF COMPARABLE LAND SALES

No.	Property Location	Transaction Type	Transaction Date	Zoning	Sale Price	Size (Acres)	Size (SF)	Price Per AC
1	SWC of Foothills Boulevard and 48th Street, unincorporated Yuma County	Sale	Oct-21	C-1	$500,000	7.05	307,098	$70,922
2	S-SEC of County 24th Street and 20th Avenue, San Luis	Sale	Dec-21	R1-6	$1,200,000	19.95	869,022	$60,150
3	N-NEC of 16th Street and Avenue B, Yuma	Sale	Jan-22	R-3	$650,000	4.70	204,732	$138,298
4	E-SEC of County 11 1/2 Street and Avenue C, Yuma	Sale	Mar-23	R-1-6	$1,339,800	27.08	1,179,605	$49,476
5	E-NEC of Interstate 8 and Araby Road, Yuma	Listing	---	AG	$1,749,000	24.00	1,045,440	$72,875
Subject	**NEC of 4th Avenue and Union Street, unincorporated Yuma County**	**---**	**---**		**---**	**17.84**	**777,110**	**---**

Compiled by CBRE

ELEMENTS OF COMPARISON

Real Property Rights Conveyed

The real property rights conveyed in each comparable is the fee simple interest, which is consistent with the property rights of the property being appraised; therefore, no adjustments for property rights conveyed are indicated.

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Financing Terms

The market value opinion for the subject site is based on all-cash, or cash-equivalent financing. Cash transactions typically sell for less than those sales which involve favorable financing terms such as below market interest rates, buy downs, wraparound mortgages, interest only loans, etc. Therefore, cash equivalency adjustments must be made to sales involving favorable financing terms. Since all comparables represent cash-to-seller transactions, no adjustments for financing terms are applicable.

Conditions Of Sale

An adjustment for conditions of sale is used to reflect the motivations of buyers and sellers in sales that are not arm's-length transactions due to duress, special relationships, or unusual circumstances. Since Comparables 1 through 4 represent arm's-length transactions with no atypical circumstances reported, no conditions of sale adjustments are required. Given Comparable 5 is an active listing, a downward condition of sale adjustment is applied to account for the anticipated drop from list price to sale price (sale-to-list price ratio).

Market Conditions (Date of Sale)

The subject is being appraised as of a specific date; therefore, adjustments to the comparables must be recognized for changes in market conditions between the sale dates of the comparables and the date of valuation. The adjustment for market conditions is not always related to "time;" changes in market conditions may be caused by inflation, deflation, fluctuations in supply and demand, or other factors.

The four sales closed escrow between October 2021 and March 2023, or within about 24 months from the effective date of value. As discussed in the Market Analysis section, home prices trended substantially higher between mid-2020 and mid-2022, which resulted in steady demand for residential land throughout Yuma County. The overwhelming consensus of market participants, supported by available sales data, suggests land prices escalated rapidly throughout 2021 and into early to mid-2022 but have softened somewhat since mid-2022, with some downward price adjustments taking place in selected cases. Over the past 12 to 15 months, home prices have trended lower throughout Yuma Country, and new home sales activity has slowed, which has resulted in reduced land sales activity.

When comparing Sale 1 with the more recent transactions, there is inconclusive correlation that values have increased from the market data although it is likely there are other factors that may influence the variance, e.g., location, size, topography, quality of on- or off-site improvements, etc. In addition, we have reviewed the analytics from Costar involving land sales of 5+ acres in size acquired for residential and agricultural use throughout southwestern and southeastern Arizona outside of the metro areas of Phoenix and Tucson, which indicates market sales prices have increased annually by 11.55% for the last 10 years; however, much of the appreciation in land occurred between 2018 and 2020. A summary trend line of the price per acre from 439 land sales indicates the following:

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From 2020 to 2023, pricing for land has fluctuated with the first two years trending downward followed by a partially offsetting upward trend in 2023. Considering the sales occurred between 2021 and 2023, offsetting trends would indicate no market conditions adjustments are warranted to the comparable sales.

Location

The subject property is located at the northeast corner of 4th Avenue and Union Street, in unincorporated Yuma County. The subject property benefits from being located near downtown San Luis and has proximity to State Routes 95 and 195. Comparables 1, 3, 4 and 5 are located in more populated areas within (or near) the city of Yuma or developing communities near Interstate 8. Therefore, these four comparables warrant downward adjustments for having superior locations. Sale 2 is located in an area with similar demographic characteristics overall; thus, no location adjustment is considered necessary for this sale.

The following supplemental data was collected in order to provide support for our location adjustments:

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LAND SALES LOCATION ADJUSTMENT ANALYSIS						
Comparable Number	Subject	1	2	3	4	5
Address	North of Union Street and East of N. 4th Avenue	SWC of Foothills Boulevard and	S-SEC of County 24th Street and 20th	N-NEC of 16th Street and Avenue B	E-SEC of County 11 1/2 Street and	E-NEC of Interstate 8 and State Route 195
Radius for Demographic Analysis	5 Mile Radius	5 Mile Radius	5 Mile Radius	5 Mile Radius	5 Mile Radius	5 Mile Radius
2023 Households	8,199	16,284	6,950	32,678	33,734	15,905
2023 Average Household Income	$69,954	$77,492	$72,950	$76,557	$76,838	$86,948
AHI Relative to Subject	---	10.8%	4.3%	9.4%	9.8%	24.3%
2023 Median Value of Owner Occupied Housing Units	$179,809	$196,890	$182,401	$182,589	$185,137	$200,157
2023 % Renter Occupied Housing Units	29.4%	11.4%	27.7%	35.3%	35.9%	17.0%
2023 % College/Graduate Degree Age 25+	8.9%	16.0%	8.5%	19.2%	19.0%	23.3%
2023 Median Age	29.3	60.5	31.2	34.1	33.5	39.3
Indicated Qualitative Adjustment	---	**Superior**	**Similar**	**Superior**	**Superior**	**Superior**
Concluded Quantitative Adjustment	---	*-5%*	*0%*	*-15%*	*-15%*	*-10%*
Compiled by CBRE						

Physical Characteristics

Adjustments for physical characteristics are necessary when the physical characteristics of a comparable property are different from those of the subject. Primary factors analyzed include site size, configuration, access to utilities, on-site and off-site development requirements, and flood status.

SITE SIZE

Typically, as the site size increases, the per acre price decreases, primarily due to economies of scale and a smaller pool of potential buyers. Inversely, the per acre price generally increases as the size decreases due to the fact that more buyers have the ability to acquire smaller parcels, thus increasing demand for smaller parcels. In an effort to determine if a size adjustment should be considered, we have reviewed the sales. The subject site contains 17.84 net acres, compared to a range of 4.70 to 27.80 net acres for the comparables. We have processed a comparison of the data in order to determine an adjustment for size. The price per acre (adjusted through location), number of acres, and ranking for each of the comparable sales is shown in the following table.

ACREAGE (SIZE) ANALYSIS			
Comparable	Acreage (Size)	Size Ranking	Adjusted Thru Location $ Per Acre
Sale 3	4.70	1	$117,553
Sale 1	7.05	2	$67,376
Sale 2	19.95	3	$60,150
Sale 5	24.00	4	$62,308
Sale 4	27.08	5	$42,055
Subject	17.84		

After reviewing the comparables, although the data is not entirely consistent, we would expect there to be some inverse relationship between size and price per acre. Sales 1 and 2 bracket the

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subject in terms of size. Sales 2 and 5 acres are compared to Sale 1 to support a reasonable size adjustment.

	ADJUSTMENT - SALES 1 & 2							
	Sale 1 (7.05 Ac.)		**Sale 2 (19.95 Ac)**					
Price/Acre	$67,376	-	$60,150	=	$7,226			
				÷	$60,150	=	**12%**	
						÷	12.9	Acres
						Per Acre Difference Adj. =		**-0.93%**
	ADJUSTMENT - SALES 1 & 5							
	Sale 1 (7.05 Ac.)		**Sale 5 (24.00 Ac)**					
Price/Acre	$67,376	-	$62,308	=	$5,068			
				÷	$62,308	=	**8%**	
						÷	16.95	Acres
						Per Acre Difference Adj. =		**-0.48%**
	Adjustment Conclusion = 0.48% to 0.93% per Acre Difference							

The data suggests a 0.48% to 0.93% per acre difference adjustment. Thus, a 0.75% per acre size difference is applied to each comparable.

SITE CONFIGURATION

As noted, the subject site is rectangular in shape and well-suited for a range of uses. Since Comparables 1, 2, 3, and 5 have configurations adequately suited for development, no adjustments are considered necessary to these four sales. An upward adjustment is applied to Comparable 4, which has an irregular configuration that hinders development potential on a portion of the site.

ACCESS TO UTILITIES

All necessary utilities are available to the boundary of the subject site. Since utilities and services were available to the boundary of the comparables at the times of sale, no adjustments are applied to these five comparables.

ON-SITE DEVELOPMENT REQUIREMENTS (TOPOGRAPHY)

The topography of the subject site is generally level topography and is at or near street grade, and the site is not located within a flood hazard area. All five comparables have a similar topography and are also not impacted by flood hazard area. Hence, no adjustment is warranted for on-site development requirements.

OFF-SITE DEVELOPMENT REQUIREMENTS

Upon development of the subject site, half-street improvements will be required along 4th Avenue and Union Street; however, the extent of the off-site work or the costs associated with requirements is not known at this time. Since Comparables 2, 4 and 5 require a similar level of

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off-site improvements, no adjustments are made to these three sales. Downward adjustments are applied to Comparables 1 and 3, which did not require substantial half-street improvements.

Zoning/Density

The subject is zoned RA-40, Rural Area, 40 Acre Minimum, by Yuma County. Given the surrounding zoning designations of the subject property, a low-density residential use is most likely. The comparables have mixed zoning ranging from AG (Agriculture) to C-1 (Commercial); however, all were acquired for residential development. Sales 1, 2, and 4 were acquired for similar low density residential development. As a result, no adjustments are applied to these three sales. Sales 3 and 5 were purchased for high to medium density residential development, respectively. After reviewing the market data, Sales 3 and 5 warrant downward adjustments for their higher density and the potential for more intensive development activity.

Highest And Best Use

The subject property's highest and best use is for residential development. Since all of the comparables were acquired residential development activity, no adjustments are considered necessary for this factor.

Summary Of Elements Of Comparison

Several factors were considered in the land value analysis including real property rights conveyed, financing terms, conditions of sale, market conditions (time), location, physical characteristics, zoning/entitlements, and highest and best use. Presented in the following table is a summary of the adjustments for each comparable.

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LAND SALES ADJUSTMENT GRID						
Comparable Number	1	2	3	4	5	**Subject**
Transaction Type	Sale	Sale	Sale	Sale	Listing	**---**
Transaction Date	Oct-21	Dec-21	Jul-22	Mar-23	---	**---**
Interest Transferred	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	**Fee Simple**
Proposed Use	Residential	Residential	Multi-Family	Residential	Residential	**Residential**
Sale Price	$500,000	$1,200,000	$650,000	$1,339,800	$1,749,000	**---**
Net Size (Acres)	7.05	19.95	4.70	27.08	24.00	**17.84**
Size (SF)	307,098	869,022	204,732	1,179,605	1,045,440	**777,110**
Price Per SF	$1.63	$1.38	$3.17	$1.14	$1.67	**---**
Price Per Acre	$70,922	$60,150	$138,298	$49,476	$72,875	**---**
Price Per Acre	$70,922	$60,150	$138,298	$49,476	$72,875	
Property Rights Conveyed	0%	0%	0%	0%	0%	
Financing Terms	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	-5%	
Market Conditions (Time)	0%	0%	0%	0%	0%	
Subtotal	$70,922	$60,150	$138,298	$49,476	$69,231	
Location	-5%	0%	-15%	-15%	-10%	
Size	-8%	2%	-10%	7%	5%	
Configuration	0%	0%	0%	10%	0%	
Access to Utilities	0%	0%	0%	0%	0%	
On-Site Development	0%	0%	0%	0%	0%	
Off-Site Development	-5%	0%	-5%	0%	0%	
Zoning/Density	0%	0%	-25%	0%	-10%	
Highest & Best Use	0%	0%	0%	0%	0%	
Total Other Adjustments	-18%	2%	-55%	2%	-15%	
Value Indication for Subject	**$58,092**	**$61,101**	**$62,428**	**$50,430**	**$58,583**	
Absolute Adjustment	*18%*	*2%*	*55%*	*32%*	*30%*	

Compiled by CBRE

As indicated above, the comparables provide an adjusted range of $58,092 to $62,428 per acre, with four of the five comparables providing support for an upper-range value conclusion and a mean indication of $58,127 per acre. Most weight is assigned to Comparables 1 and 2 ($58,092 to $61,101 per acre), which required the least amount of absolute adjustments and Sale 2 has proximity to subject located within the city of San Luis.

"AS IS" MARKET VALUE

Based on the preceding analysis of the most pertinent sales data available, the market value conclusion is as follows.

CONCLUDED LAND VALUE				
Price Per Acre		Subject Acres		Total
$59,000	x	17.84	=	$1,052,560
$61,000	x	17.84	=	$1,088,240
Indicated Value:				**$1,070,000**
		Rounded Price Per Acre		$59,978

Compiled by CBRE

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Therefore, after considering all facts available, subject to the underlying assumptions and limiting conditions, **extraordinary assumptions** included, it has been concluded the fee simple interest in the subject property had an "as is" market value, as of October 19, 2023, as follows:

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
"As Is" Market Value	Fee Simple Estate	October 19, 2023	$1,070,000

Compiled by CBRE

The "as is" market value conclusion for the subject's site of $1,070,000 equates to $59,978 per acre of net land area and $54,040 per acre of gross land area.

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Assumptions and Limiting Conditions

1. CBRE, Inc. through its appraiser (collectively, "CBRE") has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the "Report"), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
   (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
   (ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
   (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
   (iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
   (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
   (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
   (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
   (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently or super-efficiently.
   (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
   (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property's compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.

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(xi) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report. Accordingly, if any such information is subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or behalf of the client, property owner, or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.
5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including without limitation any termite inspection, survey or occupancy permit.
6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.
7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections.
8. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of any particular value of the subject property. Other appraisers may reach different conclusions as to the value of the subject property. Furthermore, market value is highly related to exposure time, promotion effort, terms, motivation, and conclusions surrounding the offering of the subject property. The Report is for the sole purpose of providing the intended user with CBRE's independent professional opinion of the value of the subject property as of the date of the Report. Accordingly, CBRE shall not be liable for any losses that arise from any investment or lending decisions based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and CBRE has not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation of CBRE to buy, sell, hold, or finance the subject property.
9. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers. Any user of the Report is advised to retain experts in areas that fall outside the scope of the real estate appraisal profession for such matters.
10. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
11. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. CBRE assumes no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.
12. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.

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13. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal and are not valid for any such use.
14. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.
15. The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own appraisers, advisors and other consultants for any decision in connection with the subject property. CBRE shall have no liability or responsibility to any such unintended user.

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ADDENDA

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Addendum A

DEFINITIONS

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Appraisal:

"(noun) The act or process of developing an opinion of value; an opinion of value. (adjective) Of or pertaining to appraising and related functions such as appraisal practice or appraisal services."[2]

Appraiser:

"One who is expected to perform valuation services competently and in a manner that is independent, impartial, and objective."[3]

Contiguity:

"The quality or state of being contiguous."[4]

Economic Unit:

1. "A portion of a larger (parent) parcel, vacant or improved, that can be described and valued as a separate and independent parcel. Physical characteristics such as location, access, size, shape, existing improvements, and current use are considered when identifying an economic unit. The economic unit should reflect marketability characteristics similar to other properties in the market area. In appraisal, the identification of economic units is essential in highest and best use analysis of a property."

2. "A combination of parcels in which land and improvements are used for mutual economic benefit. An economic unit may comprise properties that are neither contiguous nor owned by the same owner. However, they must be managed and operated on a unitary basis and each parcel must make a positive economic contribution to the operation of the unit."[5]

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[2] The Appraisal Foundation, *Uniform Standards of Professional Appraisal Practice (USPAP)* (2018-2019 Edition), 1.

[3] The Appraisal Foundation, *Uniform Standards of Professional Appraisal Practice (USPAP)* (2018-2019 Edition), 1.

[4] Merriam-Webster On-Line Dictionary 2010.

[5] Appraisal Institute, *The Dictionary of Real Estate Appraisal* (Sixth Edition), 72-73.

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Leased Fee Interest:

"The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires."[10]

Leasehold Interest:

"The tenant's possessory interest created by a lease."[11]

Market Value:

According to the most recent publication of the Uniform Appraisal Standards for Federal Land Acquisitions, market value is defined as follows:

> "Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal."[12]

Price:

1. "The amount paid in exchange for a good or commodity. Price is distinguished from value because price becomes a fact when the transaction is consummated as opposed to value, which is an estimate."

2. The amount asked, offered, or paid for a property. Comment: Once stated, price is a fact, whether it is publicly disclosed or retained in private. Because of the financial capabilities, motivations, or special interests of a given buyer or seller, the price paid for a property may or may not have any relation to the value that might be ascribed to that property by others. (USPAP, 2018-2019 ed.)"[13]

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[10] Appraisal Institute, *The Dictionary of Real Estate Appraisal* (Sixth Edition), 128.

[11] ibid, 128.

[12] Appraisal Institute, *Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA)* (Sixth Edition), 10.

[13] Appraisal Institute, *The Dictionary of Real Estate Appraisal* (Sixth Edition), 175.

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Larger Parcel:

> "In governmental land acquisitions and in valuation of charitable donations of partial interests in property such as easements, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use. In most states, unity of ownership, contiguity, and unity of use are the three conditions that establish the larger parcel for the consideration of severance damages. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use."[9]

Right-Of-Way:

"A right to pass over land in some particular path; a strip of land used for transportation such as streets and roads, railways, utility and fiber optic lines, and for other public or private transportation uses."[14]

Severance Damages:

Severance is defined as "the damages that will accrue to the portion not sought to be condemned by reason of its severance from the portion sought to be condemned, and the construction of the improvement in the manner proposed by the plaintiff."[15]

[9] Appraisal Institute, *The Dictionary of Real Estate Appraisal* (Sixth Edition), 127.

[14] Appraisal Institute, *The Dictionary of Real Estate Appraisal* (Sixth Edition), 202-203.

[15] Arizona Revised Statutes §12-1122(A)(2).

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Addendum B

COMPARABLE LAND SALES

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Sale | Land - Spec-Holding | No. 1

Property Name	N/A
Address	SWC of Foothills Boulevard and 48th Street Unincorporated Yuma County, AZ 85367
County	85367
Govt./Tax ID	728-36-901
Land Area Net	7.050 ac/ 307,098 sf
Land Area Gross	N/A/ N/A
Site Development Status	Raw
Utilities	All available to site at time of sale
Maximum FAR	N/A
Min Land Bldg Ratio	N/A
Shape	Rectangular
Topography	Generally Level
Flood Zone Class	Zone X (Shaded)
Flood Panel No./ Date	04027C1570E/ Aug 2008
Zoning	C-1, Commercial District (Yuma County)
Entitlement Status	None



Transaction Details

Type	Sale	Primary Verification	Buyer Broker - Realty Executives
Interest Transferred	Fee Simple	Transaction Date	10/20/2021
Condition of Sale	Typically motivated arm's length transaction	Recording Date	10/20/2021
Recorded Buyer	Five Management LLC	Sale Price	$500,000
Buyer Type	Developer	Financing	Cash to Seller
Recorded Seller	El Rancho Encantado LLC	Cash Equivalent	$500,000
Marketing Time	N/A	Capital Adjustment	$0
Listing Broker	N/A	Adjusted Price	$500,000
Doc #	2021-39156	**Adjusted Price / ac and / sf**	**$70,922 / $1.63**
		Adjusted Price/ FAR	**N/A**
		Adjusted Price/ Unit	**N/A**

Comments

This comparable represents 7.05 acres of vacant land located at the southwest corner of Foothills Boulevard and 48th Street in unincorporated Yuma County, Arizona. In terms of physical traits, the site is rectangular, generally level, and has all utilities available to the site. Surrounding uses include developed manufactured homes, a service station/c-store, and vacant land zoned for commercial use or manufactured home development. According to the listing agent, the property was going to be developed for condominiums before community members spoke out against it. She noted that it is now planned to house 20 to 25 lots for development. Upon development, no significant half-streets are required; the roadways siding the property are fully improved with concrete curbs, gutters, sidewalks, and curb cuts. The property sold in October 2021 for $500,000 or $1.63 per square foot. The nearest freeway access is via Interstate 8, approximately four miles north via Foothills Boulevard.

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Sale | Land - Residential Subdivision | No. 2

Property Name	N/A
Address	S-SEC of County 24th Street and 20th Avenue San Luis, AZ 85349
County	Yuma
Govt./Tax ID	227-15-029
Land Area Net	19.950 ac/ 869,022 sf
Land Area Gross	N/A/ N/A
Site Development Status	Raw
Utilities	All utilities were available to the site at the time of sale.
Maximum FAR	N/A
Min Land Bldg Ratio	N/A
Shape	Rectangular
Topography	Generally Level
Flood Zone Class	Zone X (Shaded)
Flood Panel No./ Date	04027C2155E
Zoning	R1-6, Single Residence, 6,000 Square Feet/Dwelling Unit (San Luis)
Entitlement Status	None



Transaction Details

Type	Sale	Primary Verification	Public Records, Affidavit
Interest Transferred	Fee Simple	Transaction Date	12/10/2021
Condition of Sale	Arm's Length	Recording Date	12/10/2021
Recorded Buyer	Harvest Power Community Development Group Inc.	Sale Price	$1,200,000
Buyer Type	Developer	Financing	Cash to Seller
Recorded Seller	Border Ranches II LLC	Cash Equivalent	$1,200,000
Marketing Time	N/A	Capital Adjustment	$0
Listing Broker	N/A	Adjusted Price	$1,200,000
Doc #	2021-45696	**Adjusted Price / ac and / sf**	**$60,150 / $1.38**
		Adjusted Price/ FAR	**N/A**
		Adjusted Price/ Unit	**N/A**

Comments

This comparable represents a 19.95-acre vacant land located south of the southeast corner of County 24th Street and 20th Avenue in San Luis, Yuma County, Arizona. In terms of physical traits, the site is rectangular, generally level, and has all utilities available to the site. Surrounding uses include vacant land platted for single-family residential development to the north, a medical campus and vacant lots within an industrial park to the east, and vacant land to the west and south. The San Luis II Commercial Port of Entry is located about one-quarter mile to the south of the property. The site has R1-6 zoning, which is a single-family residential designation allowing a 6,000-square-foot lot minimum. Upon development, half-street improvements will be required. On December 10, 2021, the property sold for $1,200,000, or $60,150 per acre. The transfer was arm's length, and financing terms were considered cash equivalent.

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Sale | Land - Multi Unit Residential | No. 3

Property Name	N/A
Address	N-NEC of 16th Street and Avenue B Yuma, AZ 85364
County	Yuma
Govt./Tax ID	664-29-014
Land Area Net	4.700 ac/ 204,732 sf
Land Area Gross	N/A/ N/A
Site Development Status	Raw
Utilities	All utilities were available to the site at the time of sale.
Maximum FAR	N/A
Min Land Bldg Ratio	N/A
Shape	Rectangular
Topography	Generally Level
Flood Zone Class	Zone X (Shaded)
Flood Panel No./ Date	04027C1510F/ Jan 2014
Zoning	R-3, High Density Residential, City of Yuma
Entitlement Status	None



Transaction Details

Type	Sale	Primary Verification	Listing Broker - Realty Executives 14
Interest Transferred	Fee Simple	Transaction Date	01/13/2022
Condition of Sale	Arm's Length	Recording Date	01/13/2022
Recorded Buyer	Yuma Sonoran LLC	Sale Price	$650,000
Buyer Type	Developer	Financing	Cash to Seller
Recorded Seller	Dahl, Robins & Associates, Inc.	Cash Equivalent	$650,000
Marketing Time	48 Month(s)	Capital Adjustment	$0
Listing Broker	Amber/Caroly McKelvey-Malouff (928) 782-0405	Adjusted Price	$650,000
Doc #	2022-017579	**Adjusted Price / ac and / sf**	**$138,298 / $3.17**
		Adjusted Price/ FAR	**N/A**
		Adjusted Price/ Unit	**N/A**

Comments

This comparable represents a 4.7-acre tract of vacant land located north of the northeast corner of 16th Street (U.S. Route 95) and Avenue B in Yuma, Arizona. In terms of physical traits, the site is rectangular, generally level, and has all utilities available to the site. Surrounding uses include commercial development, single-family homes, and vacant land zoned for high-density residential and commercial use. The site has R-3, high-density residential zoning, and according to the listing agent, is being developed for an 84-unit affordable complex and will be known as Sonoran Apartments. Upon development, no half-street improvements are required as Avenue B is fully improved at the site with concrete curbs, gutters, and sidewalks. The nearest freeway access is via Interstate 8, approximately three miles east via 16th Street. The site had been listed on the market for over four years with an original asking price of $5.00 per square foot, followed by gradual reductions in the asking price before selling in January 2022 at a purchase price of $650,000, or $3.17 per square foot.

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Sale | Land - Spec-Holding | No. 4

Property Name	N/A
Address	E-SEC of County 11 1/2 Street and Avenue C Yuma, AZ 85365
County	Yuma
Govt./Tax ID	694-50-024
Land Area Net	27.080 ac/ 1,179,605 sf
Land Area Gross	N/A/ N/A
Site Development Status	Other(See Comments)
Utilities	All utilities were available to the site at the time of sale.
Maximum FAR	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Topography	Generally Level
Flood Zone Class	Zone X (Shaded)
Flood Panel No./ Date	04027C1520F/ Jan 2014
Zoning	RA-10, Rural Agriculture (Yuma County)
Entitlement Status	None



Transaction Details

Type	Sale	Primary Verification	Public Record, Affidavit
Interest Transferred	Fee Simple	Transaction Date	03/01/2023
Condition of Sale	Typically motivated arms length transaction	Recording Date	03/03/2023
Recorded Buyer	HH Holdco LLC	Sale Price	$1,339,800
Buyer Type	Developer	Financing	Cash to Seller
Recorded Seller	Barkley Limited Partnership	Cash Equivalent	$1,339,800
Marketing Time	N/A	Capital Adjustment	$0
Listing Broker	N/A	Adjusted Price	$1,339,800
Doc #	2023-05185	**Adjusted Price / ac and / sf**	**$49,476 / $1.14**
		Adjusted Price/ FAR	**N/A**
		Adjusted Price/ Unit	**N/A**

Comments

This comparable represents a 27.08-acre site of vacant land located east of the southeast corner of County 11 1/2 Street and Avenue C in Yuma, Arizona. In terms of physical traits, the site is irregular in terms of configuration, generally level, and has all utilities available to the site. Surrounding uses include a newly developing single-family subdivision to the southwest and vacant land zoned/designated for low-density residential use. The site has R-1-6, low-density residential zoning and is designated by the Yuma General Plan for residential use. Upon development, nominal half-street improvements are required. The nearest freeway access is via Interstate 8, approximately 5.5 miles northeast via 16th Street. The site sold in March 2023 for $1,339,800, or $1.14 per square foot of net land area.

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Available/Listing — Land - Multi Unit Residential — No. 5

Property Name	N/A
Address	E-NEC of Interstate 8 and State Route 195 Yuma, AZ 85365
County	Yuma
Govt./Tax ID	197-04-041
Land Area Net	24.000 ac/ 1,045,440 sf
Land Area Gross	N/A/ N/A
Site Development Status	Raw
Utilities	All utilities were available to the site at the time of sale.
Maximum FAR	N/A
Min Land Bldg Ratio	N/A
Shape	Rectangular
Topography	Generally Level
Flood Zone Class	Zone X (Shaded)
Flood Panel No./ Date	04027C1545E
Zoning	AG, Agriculture District (Yuma)
Entitlement Status	None



Transaction Details

Type	Available/Listing	Primary Verification	Marketing Package
Interest Transferred	Fee Simple	Transaction Date	07/31/2023
Condition of Sale	None	Recording Date	N/A
Recorded Buyer	N/A	Sale Price	$1,749,000
Buyer Type	N/A	Financing	Cash to Seller
Recorded Seller	Yuma 4-D/Crawford AZ LLP	Cash Equivalent	$1,749,000
Marketing Time	N/A	Capital Adjustment	$0
Listing Broker	Jerry LoCoco	Adjusted Price	$1,749,000
Doc #	N/A	**Adjusted Price / ac and / sf**	**$72,875 / $1.67**
		Adjusted Price/ FAR	**N/A**
		Adjusted Price/ Unit	**N/A**

Comments

This comparable represents 24.0 acres of undeveloped land located east of the northeast corner of Interstate 8 and State Route 195 in Yuma, AZ. In terms of physical traits, the site is mostly rectangular, generally level, and has all utilities available to the site. Surrounding land uses include a mix of single-family housing and vacant land planned for commercial use. While the site is zoned AG, Agriculture by the city of Yuma, the city's General Plan designates the site for medium-density residential use. Upon development, significant half-street improvements will be required along 26th Street. The property has been listed on the open market for approximately 10 months at an asking price of $1,749,000, or $1.67 per square foot of land area.

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Addendum C

ENGAGEMENT LETTER

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Katie Hobbs
Governor

Robyn Sahid
Cabinet Executive Officer
Executive Deputy Commissioner

Arizona State Land Department

1110 West Washington Street, Phoenix, AZ 85007
(602) 542-4631

October 3, 2023

Thomas Raynak, MAI
CBRE | Valuation and Advisory Services
2415 E. Camelback Road, Suite 900
Phoenix, AZ 85016

Re: **Engagement Letter – Application No. file #53-124170-00-100 (City of San Luis)**

Dear Mr. Raynak:

This letter will serve as your authority to appraise the below referenced real property. **Please use the above application number on all correspondence regarding this assignment.**

APPRAISAL ENGAGEMENT LETTER
SPECIFIC REQUIREMENTS OF THE APPRAISAL ASSIGNMENT

SUBJECT PROPERTY	The subject consists of ±19.80 gross acres and ±17.84 net acres (per ALTA Survey) of State Trust Land situated north of Union Street and east of N. 4th Ave., ±1/4 mile north of Juan Sanchez Blvd., City of San Luis, Yuma County, Arizona. The subject is also described as being part of Township 11S, Range 25W, Section 1. The applicant intends to expand the city hall complex and keep city services at a strategic location. The appraised value will be the minimum bid price at a future public auction.
INTENDED USER	The Arizona State Land Department and Board of Appeals
INTENDED USE	The intended use is to assist the State Land Department in its disposition and/or leasing decisions. The appraisal will assist in the establishment of the minimum bid price for a State Trust land auction.
APPRAISAL FORMAT	Appraisal Report
INTEREST TO BE APPRAISED	Fee Simple
PURPOSE OF THE APPRAISAL	The purpose of the appraisal is to provide an opinion of the fee simple interest in the "as is" market value of the subject

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property. This assignment requires an all cash market value as defined in the ASLD appraisal policy. The value opinion should be in accordance with the appraisal policies and procedures of the ASLD (please reference ASLD Appraisal Guidelines, Revised February 2020 version) as well as the most recent edition of USPAP.

APPRAISAL FEE

$3,900 This fee is a gross fee, inclusive of all expenses. This fee does not include time spent defending the appraisal in front of the Board of Appeals (if applicable).

A penalty of $100 per day may be assessed for every business day the appraisal is delivered beyond the agreed upon due date. Notably, if delays occur during the appraisal due to circumstances beyond the control of the appraiser, it is required that the appraiser contact the undersigned immediately to obtain an amended delivery date.

DUE DATE

November 2, 2023

NUMBER OF REPORT COPIES

Initially, a PDF version of a *draft* appraisal should be provided for review. **This draft copy should have the word "draft" placed in a conspicuous place on each page of the report** (not needed for the Addenda pages). **Also, the draft appraisal should not include signatures (in the Letter of Transmittal nor Certification)**. Once the appraisal has been approved by the Appraisal Section, you will be asked to provide a PDF (unlocked) version of the final appraisal with "draft" watermarks removed and signatures provided. **Hard copies are no longer required**.

PLEASE ADDRESS REPORTS TO

R. Scott Sherwood
Appraisal Section Manager
Arizona State Land Department
1110 West Washington Street
Phoenix, Arizona 85007

SPECIAL REQUIREMENTS

Within the Letter of Transmittal, include the per acre value along with the subject's lump sum value indication.

Special Note: Initially, the appraiser will be expected to complete a *draft* appraisal to be reviewed by an ASLD staff appraiser. The review process may reveal the need for changes to the *draft* appraisal. Once the changes (if any) are considered by the appraiser and the *revised draft* is accepted by the Appraisal Section, the appraiser's invoice will be submitted for payment. The appraisal will then remain in *draft* form ***for up to six months***; the appraiser being obligated to consider additional changes to the *draft*

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appraisal during this time by Administrators within the Sales & Leasing Section, the Land Commissioner, and/or Applicants. These change requests would first be vetted by the Appraisal Section for reasonableness and then communicated to the appraiser. The appraiser will be required to consider, but not obligated to make the requested changes. Once the *final* appraisal is requested (the request being prior to the end of the six-month period), the appraiser would be expected to produce the *final* appraisal within five (5) business days. Finally, it is also possible that a *final* appraisal would not be requested during the six-month draft period, which would then mark the end of the appraiser's obligation for this assignment. If a new date of value is requested either during or after the six-month draft period, the appraiser may be asked to complete an updated or new *draft* appraisal for an additional fee (to be negotiated).

GENERAL REQUIREMENTS

A copy of this letter and any other written instructions from the Arizona State Land Department must be included in the appraisal. Your appraisal cover letter must reference your compliance with the Arizona State Land Department Appraisal Guidelines (Revised February 2020) as well as the most recent edition of USPAP.

The Contractor should value the subject as if it were vacant with no improvements. Notably, however, while not valued, if improvements do exist, they should be generally identified within the appraisal.

The Contractor accepting this assignment and holding the appropriate State license and certification must inspect the subject property and sign the appropriate certification of value. You and other appraisers signing the certification of value are required to include your State license/certification number(s) under your signature(s) in the appraisal report. You and other appraisers signing the certification are also required to include a copy of your State certificate and your qualifications in the Addenda. ***This assignment cannot be subcontracted to an outside individual or firm without our prior written consent.***

Should the scope of your work be more limited, the exceptions should be identified in the appraisal transmittal letter.

An Executive Summary is required to be included in the preface of the report.

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Do not discuss your valuation conclusions with anyone other than the Appraisal Section staff at the Arizona State Land Department.

REQUIRED HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS

The appraisal should include the following ***hypothetical condition:***

1. None

The appraisal should also include the following ***extraordinary assumptions***:

1. There is no archaeological significance on the subject site. (Note to the appraiser: if the appraiser is aware that archeological significance exists, this then becomes a hypothetical condition).
2. There is no geological significance on the subject site. (Note to the appraiser: if the appraiser is aware that geological significance exists, this then becomes a hypothetical condition).
3. There are no environmental risks or hazardous conditions found on the subject site. (Note to the appraiser: if the appraiser is aware of environmental risks and hazardous conditions, this then becomes a hypothetical condition).
4. Legal access exists. (Note to the appraiser: if the appraiser is aware that no legal access exists, this then becomes a hypothetical condition).
5. And others the appraiser deems appropriate.

Please note that to remain in compliance with USPAP the appraiser must include the following statement along with the list of hypothetical conditions and extraordinary assumptions: "***the use of these hypothetical conditions and extraordinary assumptions might have affected the assignment results.***"

ACCURACY OF WORK

The Contractor shall be responsible for the accuracy of the work and shall promptly make all necessary revisions or corrections resulting from errors and omissions on the part of the Contractor without additional compensation. Acceptance of the work by the State will not relieve the Contractor of the responsibility for subsequent correction of any such errors and the clarification of any ambiguities.

REVIEW OF CONTRACTOR'S WORK

Work shall be completed in a responsible and professional manner in accordance with the requirements incorporated in the appraisal assignment. Determination of the acceptability of work will be made by the State. Should the Contractor fail to successfully perform any of the required

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tasks, provide an insufficient level of information, commit errors of any nature, and/or omit necessary documentation concerning the work performed, the Contractor agrees to correct deficiencies and errors, as well as furnish the required documentation at no additional costs to the State within five working days of the requested changes. Unless other arrangements have been made with the undersigned, a penalty of $100 per day will be assessed for revisions that are completed beyond this time frame.

LIQUIDATED DAMAGES

The State may terminate this contract in whole or part if the appraisal is not delivered within five (5) business days after the appraisal due date, assuming no other arrangements have been made between ASLD and the Contractor in writing. In that event, the Contractor will: 1) not receive payment of the appraisal fee and 2) be liable for such liquidated damages accruing until the State may reasonably obtain the performance of the assignment from a replacement contractor. The State's right to liquidated damages for delay shall be in addition to any other remedies available to the State arising from Contractor's breach.

OTHER TERMS, CONDITIONS, SPECIFICATIONS, AMENDMENTS, ETC.

The Contractor may be asked to make revisions as requested by the State resulting from changes in construction and/or right of way plans. Revisions may also include the addition or deletion of parcels. If substantial changes are made to the original assignment, the Contractor may be able to charge an additional fee that is mutually agreed upon by the Contractor, State, and Applicant (if applicable). The Contractor may be asked to defend his/her appraisal before the Board of Appeals. If this should occur, the Contractor will be compensated on an hourly basis for travel time, waiting time, and time spent testifying before the Board based on a mutually agreed upon hourly rate established prior to the Board meeting.

Should you have any questions, you may contact me by phone at 602-364-2684 or by email at ssherwood@azland.gov.

Sincerely,

R. Scott Sherwood
Appraisal Section Manager

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Addendum D

QUALIFICATIONS

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Steve E. Porter, MAI

Vice President, Phoenix

CBRE



T + 602 735 5116
M +480 259 9781
steve.porter2@cbre.com

2575 E. Camelback Rd.,
Suite 500
Phoenix, Arizona 85016

Clients Represented

- U.S. Dept. of Interior
- Trust for Public Lands
- Conservation Fund
- State of UT School Trust Lands
- State of Arizona
- Mutual of Omaha Bank
- California Bank & Trust
- Western Alliance Bank
- U.S. Bancorp
- National Bank of Arizona
- Zions First National Bank
- City of Henderson, NV
- Bank of Hope
- Academy Bank
- Celtic Bank
- Northern Arizona University
- First Horizon

This represents only a partial list of the clients served.

Experience

Steve Porter is a Vice President of the Valuation & Advisory Services within the Pacific Southwest Region in the Phoenix Office. Mr. Porter has over 25 years of real estate appraisal and consulting experience throughout the inter-mountain and southwest region, with primary experience in Arizona and Nevada. Mr. Porter is a designated member of the Appraisal Institute (MAI) and is licensed as a Certified General Real Estate Appraiser in the state of Arizona. He has also held licenses in the states of Nevada and Utah for over 20 years, along with temporary licenses in California, New Mexico and Colorado.

Prior to Joining CBRE in January 2018, Mr. Porter was manager of the Phoenix Office for RCS Appraisal Inc. from 2014 to 2017 providing valuation services for multiple commercial property types, specializing in going concerns, hospitality, senior housing facilities, and federal land valuations under the guidelines of the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA – Yellow Book). Mr. Porter has been an appointed Hearing Officer with the Washington County Board of Equalization in St. George, Utah, where he had served from 2003 to 2014. From 1994 to 2014, primary emphasis in appraisal services was in multiple family projects, subdivisions, master planned developments, and federal land acquisitions and exchanges. Current emphasis at CBRE has been the valuation of going concerns (fuel stations, car washes, restaurants, etc.), RV/mobile home parks, agribusiness, land and natural resource properties.

Representative Assignments

Last Stop Adventure Travel Center – White Hills, AZ
ARCO Am/Pm -Phoenix, AZ
TA Travel Center – White Hills, AZ
Chevron Chandler – Chandler, AZ
Kwik Corner Mobil – Phoenix, AZ
Chevron Food Mart & Dairy Queen – Overgaard, AZ
Terrible Herbst – Quartzsite, AZ
Shell Food Mart – Apache Jct., AZ
Road Trip Auto & Fuel – LHC, AZ
Dunlap Chevron – Phoenix, AZ
USA Gas – Parker, AZ
Biltmore Chevron, Phoenix, AZ
Shell Food Mart – Mesa, AZ
AZ Travel Plaza – Ehrenberg, AZ

Professional Affiliations / Accreditations

- Appraisal Institute – Designated Member (MAI), Certificate No. 494206
- Certified General Appraiser, State of Arizona, #31677

Education

- Brigham Young University, Provo, UT - Bachelors of Arts in Economics - 1994
- Utah State University, Logan, UT - Master of Business Administration - 1998

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Department of Insurance and Financial Institutions

State of Arizona

CGA - 31677

This document is evidence that: **Steve E. Porter** has complied with the provisions of Arizona Revised Statutes, relating to the establishment and operation of a:

Certified General Real Estate Appraiser

and that the Deputy Director of Financial Institutions of the State of Arizona has granted this license to transact the business of a:

Certified General Real Estate Appraiser

Steve E. Porter

This license is subject to the laws of Arizona and will remain in full force and effect until expired, surrendered, revoked or suspended as provided by law.

Expiration Date : **October 31, 2024**

Thomas Raynak, MAI

Director, Phoenix, Arizona



T + 602-735-1744
M + 602-516-8352
thomas.raynak@cbre.com

2575 East Camelback Road
Suite 500
Phoenix, Arizona 85016

Clients Represented

- Alliance Bank
- AZ State Land Dept.
- Bank of America
- Banner Bank
- BNC National Bank
- Central Bank
- Commencement Bank
- Comerica Bank
- CIBC World Markets
- Developers
- Homebuilders
- Farmers Merchant Bank
- First Bank
- GTIs Partners
- Metro Phoenix Bank
- National Bank Of AZ
- NY Community Bank
- Pacific Western Bank
- Parkway Bank & Trust
- Talmer Bank & Trust
- The Resmark Cos.
- Tricon Capital Group
- US Bank
- Unison Bank

Experience

Thomas Raynak, MAI, is a Director with CBRE's Valuation & Advisory Services. Thomas Raynak has experience with a broad spectrum of property types, but specializes in the valuation of vacant land, master planned communities, residential subdivisions (single-family, townhomes and condominiums), and apartments. He also provides review services to several lending institutions. He also has experience completing appraisals and consulting assignments on office and medical office buildings, retail properties, industrial properties, mobile home/RV parks, mini storage facilities, private/charter schools, restaurants, automotive facilities, and a variety of special use properties.

Thomas Raynak has completed over 2,500 assignments throughout the state of Arizona. Additionally, he has extensive experience as a qualified expert in Federal Bankruptcy Court. As a member of the Appraisal Institute, he held several positions including serving as a member of an experience review committee, a regional disciplinary panel, and as a mentor to candidates for membership. Thomas Raynak has been a partner in a private real estate development venture since 2007.

Thomas Raynak works in the Western Region which covers the western portion of the United States.

Professional Affiliations / Accreditations

- Appraisal Institute, Designated Member (MAI)
- Arizona Certified General Real Estate Appraiser, No 30413

Education

- Master of Arts Degree, Geography (Land Use Analysis)
  - Arizona State University, Tempe, Arizona 1985
- Bachelor of Science Degree, Geography (Urban Planning)
  - Pennsylvania State University, University Park, Pennsylvania 1981

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Department of Insurance and Financial Institutions

State of Arizona

CGA - 30413

This document is evidence that: **THOMAS A. RAYNAK** has complied with the provisions of Arizona Revised Statutes, relating to the establishment and operation of a:

Certified General Real Estate Appraiser

and that the Deputy Director of Financial Institutions of the State of Arizona has granted this license to transact the business of a:

Certified General Real Estate Appraiser

THOMAS A. RAYNAK

This license is subject to the laws of Arizona and will remain in full force and effect until expired, surrendered, revoked or suspended as provided by law.

Expiration Date : **September 30, 2024**

Byron Bridges, MAI, MRICS

Director, Tucson

CBRE



T + 520 323 5163
M +520 903 8962
Byron.bridges@cbre.com

3719 North Campbell Avenue
Tucson, Arizona 85719

Clients Represented

- Caliber Companies
- Capital Source Bank
- Cargill /CarVal Investors
- CEMEX
- Citibank
- Compass Bank
- Exclusive Resorts
- Freddie Mac
- Fortress Investment Group
- Four Seasons Resorts
- Goldman Sachs
- Grupo Presidente
- ING
- Kerzner International
- Lewis & Roca
- Merrill Lynch
- MIRA Companies
- Morgan Stanley
- Ohana Real Estate
- PriceWaterhouseCoopers
- Promecap
- Snell & Wilmer
- State Farm Insurance
- U.S. Army Corps of Engineers
- Walton Street Capital
- Western Alliance Bank

Experience

Mr. Bridges is the director of the Valuation & Advisory Services Group's Tucson office in the Intermountain Region and has over 22 years of real estate appraisal and consulting experience. Mr. Bridges is a designated the Member of the Appraisal Institute (MAI). Mr. Bridges primary geographical location is Southern Arizona. Mr. Bridges is also a member of CBRE's Latin America Valuation & Advisory Team and has performed numerous international valuation assignments.

His appraisal experience has been in the fee preparation of real estate appraisals, rent analyses, demand and absorption studies, and feasibility studies for a variety of clients, including numerous financial institutions, government agencies, Fortune 500 corporations, insurance companies, and private organizations. Experience involves a wide variety of property types as well as conservation easements, special purpose real estate holdings, agriculture properties, among others. Mr. Bridges has considerable experience with litigation cases.

Mr. Bridges has conducted many appraisals, market studies and feasibility analyses of master-planned communities, condominium projects, land, hospitality resort properties, residential properties, and commercial properties within and around the major beach front communities in Mexico, Costa Rica, and Belize. Mr. Bridges has extensive knowledge of the Mexico and Latin America real estate marketplace and since 2001 has performed valuation and consultation assignments in Latin America countries in excess of over 800 individual assignments.

Mr. Bridges areas of concentration include the oceanfront beach resorts of Mexico, Costa Rica, and Belize, and other Latin America countries. Within Baja California Sur resort areas, he has completed extensive valuation and consultation work in Los Cabos (Cabo San Lucas, San Jose del Cabo), East Cape, Todos Santos, the Pacific Ocean area, La Paz, and Loreto; in Quintana Roo, Riviera Maya, Playa del Carmen, Cancun, Tulum, Cozumel, Isla Mujeres, and Riviera Maya; in Jalisco and Nayarit, Puerto Vallarta, Punta Mita, Nuevo Vallarta, Sayulita, and the Riviera Vallarta; in Baja California, Rosarito, Ensenada, and San Felipe; in Sonora, Puerto Peñasco (Rocky Point) and San Carlos/Guaymas; in Costa Rica, Guanacaste, and Jaco.

The assignments prepared were done for various clients for many reasons such as financial transactions, business decisions, investment speculation, estates, litigation, partnership disputes, easements, and others.

Professional Affiliations / Accreditations

- State Certified General Real Estate Appraiser-State of Arizona, No. 31173
- Appraisal Institute, Designated Member (MAI), No. 534642
- Member of the Royal Institution of Chartered Surveyors (MRICS)

Education

- University of Arizona
- Bachelor of Science; Regional Development/Planning
- Bachelor of Science in Business Administration; Entrepreneurship
- Appraisal Institute and other appraisal-related coursework

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Department of Insurance and Financial Institutions

State of Arizona

CGA - 31173

This document is evidence that: **BYRON LLOYD BRIDGES** has complied with the provisions of Arizona Revised Statutes, relating to the establishment and operation of a:

Certified General Real Estate Appraiser

and that the Deputy Director of Financial Institutions of the State of Arizona has granted this license to transact the business of a:

Certified General Real Estate Appraiser

BYRON LLOYD BRIDGES

This license is subject to the laws of Arizona and will remain in full force and effect until expired, surrendered, revoked or suspended as provided by law.

Expiration Date : **September 30, 2025**

ARIZONA STATE LAND DEPARTMENT
1110 WEST WASHINGTON STREET
PHOENIX, ARIZONA 85007

PUBLIC AUCTION SALE NO. 53-124170

Pursuant to A.R.S. Title 37, notice is hereby given that the State of Arizona through its Arizona State Land Department ("ASLD"), will sell at Public Auction to the highest and best bidder at 11:00 a.m. on Tuesday, June 11, 2024, at Yuma County Courthouse, 250 West Second Street, Yuma, Arizona, or another location to be announced no less than seven (7) days prior to the auction, trust lands situated in Yuma County to wit:

TOWNSHIP 11 SOUTH, RANGE 25 WEST, G&SRM, YUMA COUNTY, ARIZONA

PARCEL: NWSE, SECTION 1, CONTAINING 19.80 ACRES, MORE OR LESS.

LOCATION: NEC of 4th AVENUE AND UNION STREET, SAN LUIS, ARIZONA

BENEFICIARIES: (018) MINERS HOSPITAL FOR DISABLED MINERS; (031) PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS); (049) UNIVERSITY; (050) UNIVERSITY OF ARIZONA (ACT OF 2/18/1881)

PROPERTY INFORMATION:
(A) The complete legal description of Land Sale No. 53-124170 (the "Sale Parcel") is available in its respective file.

(B) The Sale Parcel has been appraised at $1,070,000.00 ("Appraised Value").

(C) There are no reimbursable improvements on the Sale Parcel.

(D) The complete file associated with the above-described Sale Parcel is open to public inspection at the ASLD, 1110 West Washington Street, Phoenix, Arizona, from 8:00 a.m. to 4:30 p.m., exclusive of holidays and weekends. Please direct any questions regarding this Public Auction to the Real Estate Division of ASLD at (602) 542-3000. This auction notice is available on the ASLD's website at ***https://land.az.gov.***

BIDDING INFORMATION:
(A) Prior to the date of auction, a prospective bidder shall perform their own due diligence including, without limitation, researching the records of local jurisdictions, all ASLD files pertinent to the auction and the Sale Parcel, including, without limitation, ASLD File No. 53-124170, and files of all other public agencies regarding the Sale Parcel.

(B) On the date of auction, a prospective bidder, or a representative of a prospective bidder, other than the registered broker/salesperson, if any, shall attend and bid on behalf of a prospective bidder.

(C) Prior to the start of bidding, a prospective bidder shall sign an affidavit agreeing that: they have undertaken due diligence in preparation for the auction; they are purchasing the Sale Parcel solely upon the basis of their own due diligence and investigation of the Sale Parcel and not on the basis of any representation, express or implied, written or oral, made by ASLD or its agents or

employees, except as set forth in writing herein; their representative is authorized to bid and bind the bidder; and they are purchasing the Sale Parcel AS IS.

(D) Prior to the start of bidding, a prospective bidder must show ASLD's representative a **Cashier's Check** made payable to "Arizona State Land Department" in the amount specified under Terms of Sale Paragraph (F) below. If the prospective bidder is not the applicant, the amount of Cashier's Check shall be $336,280.00. If the prospective bidder is the applicant, the amount of Cashier's Check shall be $304,800.00.

(E) A prospective bidder who has complied with Paragraphs (A) through (D) above shall be deemed a "Registered Bidder" and may bid at the auction. ASLD shall only consider bids by Registered Bidders.

(F) The bidding will begin at the Appraised Value of $1,070,000.00. A bid for less than the Appraised Value of the Sale Parcel will not be considered. Additional bidding must be made in minimum increments of $10,000.00. Bidding will be conducted orally.

(G) The time of declaration of the highest and best bid shall be deemed the "Time of Sale". A Registered Bidder whose bid is declared the highest and best bid shall be deemed the "Successful Bidder". The amount of the highest and best bid shall be deemed the "Sale Price".

(H) To comply with A.R.S. § 37-240(B), ASLD shall require that the Successful Bidder must be authorized to transact business in the State of Arizona no later than ten (10) business days after the date of the auction.

(I) Pursuant to A.R.S. § 37-241(C), in the event of forfeiture by the Successful Bidder, the ASLD Commissioner may declare that the bid placed before the final bid accepted is the highest bid, and that bidder has five (5) days after notification by ASLD to pay by cashier's check all amounts due under Terms of Sale Paragraph (F) below.

(J) Persons with a disability may request a reasonable accommodation, such as a sign language interpreter by contacting the ADA Coordinator at (602) 542-2629. Requests should be made as early as possible to allow time to arrange the accommodation.

TERMS OF SALE:

(A) The Sale Parcel shall be purchased in an "AS-IS" condition "WITH ALL FAULTS", with no representation or warranty being made by ASLD of any type or nature. ASLD makes no warranty as to the following: (i) the physical condition or any other aspect of the Sale Parcel, including, but not limited to, the uses to which the Sale Parcel may be put, the ability to construct additional improvements or modify existing improvements on any portion of the Sale Parcel or the ability to obtain building permits for any portion of the Sale Parcel, the conformity of the Sale Parcel to past, current or future applicable landscaping, parking, zoning or building code requirements, the existence of soil instability, past soil repairs, soil additions or conditions of soil fill, water retention characteristics of the Sale Parcel, drainage onto or off of the Sale Parcel, the location of the Sale Parcel either wholly or partially in a flood plain or a flood hazard boundary or similar area, or any other matter affecting the stability or integrity of the Sale Parcel or any improvements constituting the Sale Parcel; or (ii) the sufficiency of the Sale Parcel for purchaser's purposes or as to its continued operating conditions or usefulness. All implied warranties, including, without limitation,

WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, are hereby expressly disclaimed.

(B) The Sale Parcel is sold subject to existing reservations, easements, and rights of way.

(C) ASLD does not represent or warrant that access exists over lands which may intervene respectively between the Sale Parcel and the nearest public roadway.

(D) Pursuant to A.R.S. § 37-231, the State of Arizona or its predecessor in title reserve and retain all rights and all forms of access to all oil, gas, minerals, hydrocarbon substances and gaseous substances or any other material which is essential to the production of fissionable materials as provided by the rules and regulations of ASLD and the laws of Arizona.

(E) Immediately following the Time of Sale, the Successful Bidder must sign an affidavit which states without limitation that he/she is the Successful Bidder and the amount of the Sale Price.

(F) Immediately following the Time of Sale, the Successful Bidder shall pay the following to ASLD by a cashier's check:

1) 25% of the Appraised Value of the Subject Property, which is $267,500.00;
2) A Selling and Administrative Fee of 3% of the Appraised Value of the Subject Property, which is $32,100.00;
3) Estimated Reimbursable Legal Advertising Costs to ASLD, which are $5,000.00;
4) Reimbursable Appraisal Fee which is $3,900.00; and
5) Estimated Reimbursable Costs and Expenses of $27,580.00, a portion of which amount may be refunded to the Successful Bidder if the Successful Bidder is not the applicant, and the Actual Reimbursable Costs and Expenses are lower;
6) A Patent Fee of $200.00.

The total amount due at the Time of Sale is $336,280.00 (less $31,480.00 if the Successful Bidder is the applicant, for a total amount due of $304,800.00).

(G) Within thirty (30) days after the date of auction the Successful Bidder must pay:

1) The full balance of the Sale Price;
2) A Selling and Administrative Fee of 3% of the Sale Price, less the amount paid under Terms of Sale Paragraph (F)(2) above; and
3) The actual Legal Advertising Costs, less the amount paid under Terms of Sale Paragraph (F)(3) above.

(H) THE ENTIRE SALE PRICE, TOGETHER WITH THE AMOUNTS SPECIFIED IN (F) AND (G) ABOVE, SHALL BE DUE WITHIN 30 DAYS OF THE DATE OF AUCTION.

(I) If the Successful Bidder fails to complete all payments as stated in this auction notice, the Successful Bidder shall forfeit all amounts paid, which amounts shall be deemed rent for the Sale Parcel pursuant to A.R.S. § 37-241(C)(1).

ADDITIONAL CONDITION(S):

The Patent for the Sale Parcel shall include the following conditions and restrictions:
There may be Register Eligible Site or Sites located within the subject property, which could include information significant in this state's history, architecture, archaeology, or culture and may

meet eligibility criteria, which the Arizona State Parks Board has established for listing on the Arizona Register of Historic Places, or which meet eligibility criteria for listing on the National Register of Historic Places. If ground-disturbing activities will or may impact one or more Register Eligible Site or Sites, patentee shall consult with the State Historic Preservation Office and otherwise take such actions as are necessary to avoid, preserve, protect, or mitigate impacts on the Register Eligible Site or Sites. In the event that avoidance, preservation and protection of the Register Eligible Site or Sites cannot be accomplished, patentee shall ensure a Data Recovery Plan is developed in consultation with and acceptable to, the Arizona State Museum and the State Historic Preservation Office, or their successor agencies, and the Data Recovery is implemented and completed prior to the Register Eligible Site or Sites being affected. The artifacts and records recovered from the subject property shall be curated according to the Arizona State Museum Conservation and Curation Standards as established in rules implementing the Arizona Antiquities Act.

If human remains are encountered during ground-disturbing activities, all work must immediately cease within 30.48 meters (100 feet) of the discovery and the area must be secured. The Arizona State Museum must be notified of the discovery. All discoveries will be treated in accordance with Arizona Revised Statutes (A.R.S. § 41-844 and A.R.S. § 41-865) and work must not resume in this area without authorization from the Arizona State Museum.

These conditions shall run with the subject property, and be binding on the patentee's heirs, successors, and assigns.

BROKER INFORMATION:
In the event the Successful Bidder has retained the services of a real estate broker, the Successful Bidder shall be solely responsible for compensating that broker.

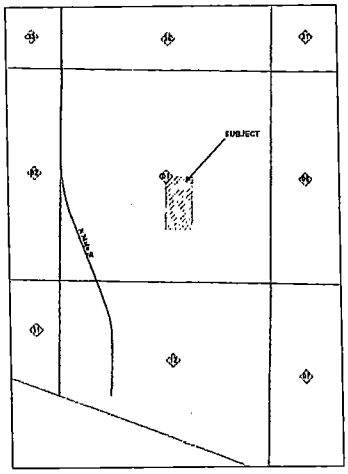
GENERAL INFORMATION:
ASLD may cancel this auction in whole or in part at any time prior to the acceptance of a final bid.

A protest to this sale must be filed within 30 days after the first day of publication of this announcement and in accordance with A.R.S. § 37-301.

THE TERMS AND CONDITIONS CONTAINED WITHIN THIS AUCTION NOTICE SHALL SURVIVE THE DELIVERY OF THE PATENT FOR THE SALE PARCEL.

James W. Perry
Deputy State Land Commissioner

3/19/2024
Date



Disclaimer: This map is designed for general overview purposes only. Unless otherwise stated all depictions are approximate. Prospective bidders should review all information in ASLD's records relating to the Sale Parcel and seek technical or legal advice as needed to assure the understanding of all legal descriptions, plat maps, surveys, and other documents relevant to the Sale Parcel. Contact ASLD, Real Estate Division at (602) 542-3000 for additional information.

CITY OF SAN LUIS
ADMINSTRATIVE CAMPUS MASTERPLAN

PUBLIC INTERACTION

CITY SUPPORT SERVICES & ADMINISTRATION

STORAGE YARD

PUBLIC WORKS YARD & WELL SITE

POLICE EVIDENCE YARD
IMPOUNDS
VEHICULAR EVIDENCE

PUBLIC SAFETY
PD TRAINING
FIRE TRAINING
EVIDENCE STORAGE

WAREHOUSE

PUBLIC WORKS
WAREHOUSE
OFFICES
RECEIVING/TRANSFER

CITY OFFICE ANNEX
PARKS & RECREATION
FLEX OFFICES & PUBLIC MEETINGS

FACILITIES
OFFICES
TRAINING SPACES
MEETING ROOMS

EXISTING FLEET MAINT.

SUPPORT SERVICES
IT DEPT.
PURCHASING

GREEN SPACE

ADMINISTRATION
HUMAN RESOURCES
FINANCE
ECONOMIC DEVELOPMENT
RISK MANAGEMENT

POSSIBLE ADDITIONAL DEVELOPMENT AREA

EXISTING FIRE DEPT.

GOVERNMENT
MAYOR & COUNCIL
COUNCIL CHAMBERS
CITY ADMINISTRATION
PUBLIC MEETING

COURTS
COURTROOM(S)
LEGAL SERVICES
CITY ATTORNEY

EXISTING POLICE DEPT.

EXISTING CITY HALL
UTILITIES
DEVELOPMENT SERVICES
PLANNING & ZONING
PUBLIC OFFICES

NOT A PART

GOVERNMENT
MAYOR & COUNCIL
COUNCIL CHAMBERS
CITY ADMINISTRATION
PUBLIC MEETING

COURTS
COURTROOM(S)
LEGAL SERVICES
CITY ATTORNEY

POSSIBLE ADDITIONAL DEVELOPMENT AREA

PREPARED BY
THOMPSON DESIGN ARCHITECTS 2/14/2024

AGENDA ITEM REVIEW FORM

Regular City Council Meeting **6. A.**

Meeting Date: 05/22/2024

Department Head: Kay Macuil, City Attorney, Attorney's Office

Submitted By: Kay Macuil, City Attorney, Attorney's Office

Action Requested: Motion

ITEM:

Discussion and possible action on any and all matters regarding consideration of the Greater Yuma Economic Development Corporation's inclusion in the City Council's Contractual Services budget for the Fiscal Year 2024-2025. **(Jenny Torres, Acting City Manager)**

SUMMARY:

At the April 27, 2024, City Council Budget Retreat Meeting, the Acting City Manager presented a recommendation for the City Council's Contractual Services General Ledger #80000. The recommendation included a $67,000.00 contribution to the Greater Yuma Economic Development Corporation.

At the May 8, 2024, Regular City Council Meeting, the Acting City Manager's recommendation for the City Council's Contractual Services General Ledger #80000 was included on the consent agenda, except for the Greater Yuma Economic Development Corporation contribution in the amount of $63,763.00, providing an opportunity for council to discuss this item at a separate future meeting.

At this regular meeting on May 22, 2024, the contribution to the Greater Yuma Economic Development Corporation is under consideration by the City Council's to be included in the contractual services budget.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO _____ THE CONTRIBUTION TO THE GREATER YUMA ECONOMIC DEVELOPMENT CORPORATION FOR FISCAL YEAR 2024-2025.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	Yes
CITY/STATE/FEDERAL FUNDS:	City
TOTAL:	To Be Determined
BUDGETED AMOUNT:	To Be Determined
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

This Agenda Item is to determine whether to include $63,763.00 for the Greater Yuma Economic Development Corporation in the City Council's Contractual Services Budget, GL #80000

Attachments

April 27 Budget Slide
GYEDC Request
GYEDC End of the year report

Council Contributions!

4Fronted	1.00	$10,000.00	$10,000.00	$17,170.00
Amberly's Place	1.00	$50,000.00	$50,000.00	$50,000.00
AWC Small Business Development Center	1.00	$18,500.00	$18,500.00	$0.00
AZ Interagency Farmworkers Coalition	1.00	$7,000.00	$7,000.00	$0.00
Chicano Art Collective	1.00	$5,000.00	$5,000.00	$0.00
Children's Museum of Yuma County	1.00	$11,000.00	$11,000.00	$0.00
Comite de Bien Estar - Cancer Support Group	1.00	$5,000.00	$5,000.00	$0.00
Comite de Bien Estar - Cesar Chavez Life & Legacy Celebration	1.00	$5,000.00	$5,000.00	$0.00
Comite de Bien Estar - Southwest Off-Road Series	1.00	$5,000.00	$5,000.00	$0.00
Greater Yuma Port Authority	1.00	$50,000.00	$50,000.00	$0.00
GYEDC - Greater Yuma Econ. Dev. Corporation	1.00	$67,000.00	$67,000.00	$67,000.00
Humane Society of Yuma (Kennel Vaccination & Spray Neuter)	1.00	$65,000.00	$65,000.00	$65,000.00
PPEP	1.00	$20,000.00	$20,000.00	$0.00
Ramirez Advisors Consulting Services (fees & travel exp)	1.00	$96,500.00	$96,500.00	$96,500.00
YCIPTA - YCAT	1.00	$135,000.00	$135,000.00	$137,820.00
Yuma Co. Arts & Culture Group - San Luis Film Festival	1.00	$5,000.00	$5,000.00	$0.00
Yuma Community Food Bank	1.00	$40,000.00	$40,000.00	$40,000.00
			$595,000.00	$473,490.00

Greater Yuma
ECONOMIC DEVELOPMENT CORP

May 1, 2024

Mayor Nieves Riedel
Jenny Torres, Acting City Administrator
P.O. Box 1170
San Luis AZ 85349

Mayor Riedel and Acting City Administrator Torres,

Greater Yuma Economic Development Corporation (GYEDC) would like to express our sincerest gratitude for the unwavering financial support and the outstanding partnership we have with the City of San Luis, your elected leaders and administration. Your dedication continues to positively impact the citizens of the City of San Luis.

This year, we respectfully request our funding remain the same as last year's investment of $63763. GYEDC values the support and commitment we receive from the City of San Luis and look forward to our continued joint efforts in growing San Luis' economy.

Thank you once again for your invaluable support of GYEDC. With your continued partnership, we are confident in our ability to continue to make a lasting difference in the lives of those we serve.

Please feel free to call or email me with any questions you may have about our programs.

Sincerely,

Greg LaVann
Interim President/CEO

Greater Yuma
ECONOMIC DEVELOPMENT CORP

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CITY OF SAN LUIS, AZ INC. 1978

CITY OF
SAN LUIS
ARIZONA
WWW.SANLUISAZ.GOV



City of San Luis Mid-Year Report

Greg LaVann – Interim, CEO & President

DEAL PIPELINE

25 – Manufacturers (Ag-Tech/Clean Tech)

4 - A&D

6-Food Processing

5 - Distribution

SAN LUIS DEALS

17

1

4

5

High Wage Job Growth

Magrino Industrial Park — For Lease/For Sale

Industrial + Light Manufacturing | ±83 AC Within Foreign Trade Zone

San Luis, AZ USA | New industrial site, planned for the increasing volume of commerce.



CHICANOS POR LA CAUSA

NAI Horizon

Jeffrey Garza Walker, MRED/MBA | 602 509 4700
jgw@naihorizon.com

Lane G. Neville | 602 393 6726
lane.neville@naihorizon.com

Cole Neville | 602 393 6606
cole.neville@naihorizon.com

FOR LEASE

SLAZ Building

5297 EAST VAUGHAN STREET, SAN LUIS , AZ 85350

Newport Hill LLC




ATS
53'
highway maritime projects logistics
ATSinc.com

Greater Yuma
ECONOMIC DEVELOPMENT CORP

piana TECHNOLOGY

EDA
U.S. ECONOMIC DEVELOPMENT ADMINISTRATION

$800,000


aps®

piana TECHNOLOGY $12,000,000+

Greater Yuma ECONOMIC DEVELOPMENT CORP

labrie Labrie Enviroquip Group $8,000,000

Spindle Cooling & Warehousing, LLC $10,000,000+

CHICANOS POR LA CAUSA $7,000,000

GYPA Greater Yuma Port Authority $500,000

ATS® $6,000,000

Past 5 Year Project History

Greater Yuma
ECONOMIC DEVELOPMENT CORP

The City of San Luis Investment = $315,000

GYEDC Project Investments = $43,500,000

The City of San Luis ROI = $137 : $1

The City of San Luis ROI (5-Year)

Greater Yuma
ECONOMIC DEVELOPMENT CORP



Thank You

Greg LaVann
GYEDC

AGENDA ITEM REVIEW FORM

Regular City Council Meeting **6. B.**

Meeting Date: 05/22/2024

Department Head: Jose A. Guzman, Director of Development Services, Development Services

Submitted By: Jose A. Guzman, Director of Development Services, Development Services

Action Requested: Motion
Public Hearing
Resolution

ITEM:

Public Hearing followed by discussion and possible action on any and all matters regarding Resolution No. 2306. A Resolution of the Mayor and City Council of the City of San Luis, Arizona, amending and adopting various fees for Permit and Applications related to Development Services and Public Works Departments. **(Jose A. Guzman, Director of Development Services and Eulogio Vera, Director of Public Works)**

A. Open Public Hearing
   1. Staff Presentation
   2. Call to the public on this item
B. Close Public Hearing
C. Action on Resolution No. 2306

SUMMARY:

The current permits and application fees for Development Services and Public Works have not been updated to reflect current operations and costs. Therefore, staff is proposing to update the fees for various permits and application procedures for Development Services and Public Works Departments.

In order for the City Council to consider the updated fees, there must first be a posting and newspaper publishing of the attached Notice of Intent to Increase Permits and Application Fees and the supporting report. All notices and publications were done in accordance with the Arizona Revised Statutes.

The notice informed the public that a public hearing will be held on May 22, 2024, at 6:00 p.m. in the Council Chambers. If passed by the City Council, today, the new fee schedule will take effect on June 21, 2024 (30 days after approval). The schedule of the proposed increases and new fees was available on file with the City Clerk and on the City's website at least 60 days prior to the hearing (Since March 23, 2024). The notice complied with notice procedures required by Arizona Revised Statutes § 9-499.15.

The fee update is necessary to ensure that the fees that the City collects are fair, reasonable, and in line with the costs associated with processing permits and applications. The proposed fee adjustments have been considered and are based on several factors, including a comparative analysis with neighboring jurisdictions, the staff time spent processing each application, and the increased cost of newspaper notices, which are mandated by state law.

RECOMMENDATION / SUGGESTED MOTION:

A. I MOVE TO OPEN PUBLIC HEARING

1. **Staff presentation**
2. **Call to the Public on this item**

B. I MOVE TO CLOSE PUBLIC HEARING

C. I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2306 AND PROVIDE EFFECTIVE DATE OF JUNE 21, 2024.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

The fees are fair, reasonable, and in line with the costs associated with processing permits and applications.

Attachments

Resolution No. 2306

Notice of Intent

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

Resolution
NO. 2306

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING AND ADOPTING VARIOUS FEES FOR PERMIT AND APPLICATIONS RELATED TO DEVELOPMENT SERVICES AND PUBLIC WORKS DEPARTMENTS.

WHEREAS, the current permits and application fees for Development Services and Public Works Departments have not been updated to reflect current operations and costs; and

WHEREAS, in accordance with A.R.S §9-499.15, a notice of proposed new or increased fees related to permits and applications for Development Services and Public Works Departments was posted on the City's website for at least sixty (60) days.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of San Luis, Arizona, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The fees for permits and applications related to Development Services and Public Works Departments in any prior resolution or ordinance are hereby superseded and repealed as of the effective date of the fees adopted by this resolution, all other current rates and charges adopted by prior resolution or ordinance remaining in full force and effect.

SECTION 3. The new City of San Luis fees for permits and applications related to Development Services and Public Works Departments are hereby adopted and shall be charged in accordance with the new Fee Schedule, attached hereto as Exhibit A and incorporated herein by reference.

SECTION 4. The fees adopted by this resolution shall take effect as of June 21, 2024.

SECTION 5. The fees for the Development Services Department shall be updated as follows: Building Safety Division fees shall be updated at the beginning of the fiscal year, Building Valuation shall be based on the 'Building Valuation Data' provided by the International Code Council (ICC) in 'Building Safety Magazine' published in February of the same year. Planning and Zoning Division fees shall have an annual increase each

subsequent July 1 based on the previous year's West B/C Consumer Price Index for Urban Communities (CPI-U).

SECTION 6. Beginning January 1, 2025, and on January 1 of each year, the Public Works fee schedule will be adjusted upwards by two percent (2.0%).

SECTION 7. The Mayor, the City Manager, the City Clerk, and City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this resolution.

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____day of _____ 2024.

_____
Nieves Riedel, Mayor

ATTEST:

_____
Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

_____
Kay Marion Macuil, City Attorney

DEVELOPMENT SERVICES DEPARTMENT PLANNING AND ZONING DIVISION	
*AN ANNUAL INCREASE IN THE FEES IS TO BE DONE EACH SUBSEQUENT JULY 1 BASED ON THE PREVIOUS YEAR WEST B/C CONSUMER PRICE INDEX FOR URBAN COMMUNITIES (CPI-U).	
GENERAL PLAN	
Description	***Fee***
Minor Amendment (Map)	$800 + $100 per acre
Major Amendment (Map)	$900 + $100 per acre
Major Amendment (Text)	$800 per Chapter
ZONING	
Description	***Fee***
Residential	$800 first acre + $100 add. acre
Commercial/Industrial	$700 first acre + $40 add. acre
Rezoning following Annexation within 6 months of annexation	No Charge within the first 6 months. After that regular fees apply.
Appeal of Zoning Interpretation	$400
Reversion of rezoning due to inaction or non-compliance with conditions	$200
Zoning Text Amendment	$800 per chapter
CONDITIONAL USE PERMIT	
Description	***Fee***
Residential	$600
Commercial/Industrial	$1,000
Request for continuation of Public Hearing by applicant (fees are cumulative)	10% of original fee (0 - 90 days) 50% of original fee (91 - 365 days)
Requests for continuation of completion or compliance deadline	10% of original fee (0 - 90 days) 50% of original fee (91 - 365 days)
VARIANCE	
Description	***Fee***
Residential	$600
Commercial/Industrial	$800
Appeal of Ordinance Interpretation or Minor Variance	$263 plus $25 for each additional item
Minor Variance (Residential)	50% of Variance fee plus $10 for each additional item
Minor Variance (Non-Residential)	50% of Variance fee plus $10 for each additional item

TEMPORARY USE PERMITS	
Description	***Fee***
Temporary Use Permit (Residential)	$200
Temporary Use Permit (Non-Residential)	$300
Appeal of Temporary Use denials and revocations - Residential	$100
Appeal of Temporary Use denials and revocations - Commercial/Industrial	$200
SUBDIVISION REVIEW	
Description	***Fee***
Preliminary Plat	$1400 + $12 per lot or tract
Final Plat	$700 + $12 per lot or tract
Lot Split / Lot Tie - Single Family	$400
Lot Split / Lot Tie - Multi-Family or Non- residential	$400
Minor Lot Division	$300
Amendment to Approved Lot Tie/ Lot Split / Minor Land Division	$300
Subdivision Text Amendment	$800 per chapter
Appeal of Subdivision Interpretation	$500
Reversion (abandonment) of Recorded Plat	No Charge
Amendment to Approved Plat (Replat)	$1200
Right-of-way abandonment	$500
MISC. APPLICATIONS & FEES	
Description	***Fee***
Street Name Change	$1200 + cost of replacing street signs
Continuation Public Hearings (applicant's request)	10% of original fee (0 - 90 days) 50% of original fee (91 - 365 days)
Certificate or Written Verification of Zoning	$100
Written Administrative Decision or Planning Director Interpretation	No Charge

DOCUMENTS	
Description	***Fee***
Zoning Ordinance (paper)	$75
General Plan (paper)	$100
Subdivision Ordinance (paper)	$50
Addressing Policy (paper)	$25
PZ Agenda Subscription (e-mail) (annual fee)	No charge
MAPS	
Description	***Fee***
Pricing on a per square foot model	$2.50 per square foot
GIS SERVICES	
Description	***Fee***
Custom map or graphic	$50 per hour (1 hour minimum)
There is No Charge for any map, graphic, or aerial sent by e-mail	
Recording Fees are paid by the applicant. Fees are set by the Yuma County Recorder.	
When Consultants are needed, the applicant is responsible for covering the actual cost.	

DEVELOPMENT SERVICES DEPARTMENT BUILDING SAFETY DIVISION	
*AT THE BEGINNING OF THE FISCAL YEAR, BUILDING VALUATION SHALL BE BASED ON THE "BUILDING VALUATION DATA" PROVIDED BY THE INTERNATIONAL CODE COUNCIL (ICC) IN "BUILDING SAFETY MAGAZINE" PUBLISHED IN FEBRUARY OF THE SAME YEAR.	
WHEN FEES ARE PAID	
When plan review is required for new construction, a plan check fee must be paid at the time of application submittal. Building permit fees must be paid prior to the issuance of a building permit. Re-inspection fees, when assessed, must be paid prior to any further inspections on that project.	
FEE SCHEDULE FOR IBC, IRC, IEBC, IPMC	
Description	***Fee***
Plan Check Fee (Commercial) (NOTE: paid at the time of application submittal)	65% of Building Permit Fee
Plan Check Fee (Residential) (NOTE: paid at the time of application submittal)	65% of Building Permit Fee
Deposit for RES Plan Check involving remodeling or additions (NOTE: the deposit is credited toward the Plan Check fee when the Building Permit is purchased.)	$100
MH Permit Fee - Pit Set	State of AZ
MH Permit Fee - Ground Set	State of AZ
Fire Sprinkler Permits	$3.92 per square fee
Demolition Permits	$50
Performing work without approved and valid Permit(s)	Double Original Permit Fee
Replace or reissue Building Card	$80
Change subcontractor	$50
Reissue Certificate of Occupancy	$100
Penalty for not having the Building Card on-site during all phases of construction	$80
Plan Certification for financial institution (Commercial) (NOTE: if unaltered Plan is later used for construction, Plan Check Fee is waived for that Building Permit)	65% of Building Permit Fee
Plan Certification for financial institution (Residential) (NOTE: if unaltered Plan is later used for construction, Plan Check Fee is waived for that Building Permit)	65% of Building Permit Fee
Special Inspections (outside of normal business hours/per hour with a 2-hour minimum)	$100 per hour
Re-inspections not covered by original Permit Fee (per house with 1/2-hour minimum)	$100 per hour
Investigation Fee (Stop Work Order)	$100
Additional plan review required by changes, additions or revisions to plans (per hour with a 1/2-hour minimum) (NOTE: Original Permit includes up to 3 resubmittals without charge)	$100 per hour
For use of outside consultant for plan checking, inspections, or both	Actual costs
Inspection Fees for which no fees are specifically indicated. (per hour with 1/2-hour minimum)	$100 per hour
Description	***Fee***
Issuance of each mechanical permit (Residential)	$100

Issuance of each mechanical permit (Commercial)	$100
each supplemental permit when original permit has not expired, cancelled, or finaled	$50
installation or relocation of each force-air or gravity-type furnace or burner including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW)	$45
installation or relocation of each force-air or gravity-type furnace or burner including ducts and vents attached to such appliance, over 100,000 Btu/h (29.3 kW)	$45
installation or relocation of each floor furnace, including vent	$45
installation or relocation or each suspended heater, recessed wall heater or floor-mounted unit heater	$45
installation, relocation, or replacement of each appliance vent installed and not included in an appliance permit	$15
repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, colling absorption, or evaporative cooling system, including installation of controls regulated by the Mechanical Code	$25
installation or relocation of each boiler compressor to an including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW) Up to 3 ton A.C., up to 1200 of dwelling	$45
installation or relocation of each boiler compressor over 3 horsepower (10.6 kW), to an including 15 horsepower (52.7 kW), or each absorption system to and including 500,000 Btu/h (146.6 kW) Over 3 ton A.C., up to 1200 of dwelling	$60
installation or relocation of each boiler compressor over 15 horsepower (52.7 kW), to an including 30 horsepower (105.5 kW), or each absorption system to and including 500,000 Btu/h (146.6 kW) to an including 1,000,000 Btu/h (293.1 kW)	$70
installation or relocation of each boiler compressor over 30 horsepower (105.5 kW), to an including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to an including 1,750,000 Btu/h (512.9 kW)	$100
installation or relocation of each boiler compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	$150
each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto (NOTE: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.)	$30
each air-handling unit over 10,000 cfm (4719 L/s)	$30
each evaporative cooler other than portable type	$20
each ventilation fan connected to a single duct	$15
each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	$20

installation or relocation of each domestic-type incinerator	$30
installation or relocation of each commercial or industrial-type incinerator	$30
each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliances categories or for which no other fee is listed in the table	$30
Permits, Fees, and Inspection Fees	
The Fee for all Permits includes the Plan Check (including up to 3 resubmittals) and 2 inspections per phase	
Performing work without approved and valid Permit(s)	Double Original Permit Fee
Replace or reissue Building Card	$80
Change subcontractor	$50
Penalty for not having the Building Card on-site during all phases of construction	$80
Special Inspections (outside of normal business hours/per hour with a 2-hour minimum)	$100 per hour
Re-inspections not covered by original Permit Fee (per house with 1/2-hour minimum)	$100 per hour
Investigation Fee (Stop Work Order)	$100
Additional plan review required by changes, additions or revisions to plans (per hour with a 1/2-hour minimum) (NOTE: Original Permit includes up to 3 resubmittals without charge)	$100 per hour
For use of outside consultant for plan checking, inspections, or both	Actual costs
Inspection Fees for which no fees are specifically indicated. (per hour with 1/2-hour minimum)	$100 per hour
PLUMBING CODE FEES	
Description	***Fee***
Issuance of each plumbing permit (Residential)	$100
Issuance of each plumbing permit (Commercial)	$100
each supplemental permit when original permit has not expired, cancelled, or finaled	$20
The following fees are in addition to the Permit Fee	
For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping, and backflow protection thereof)	$15
Rainwater systems-per drain (inside building)	$15
For each Cesspool (where permitted)	$50
For each private sewage disposal system	$100
For each water heater and/or vent	$15
For each gas-piping system, 1-5 outlets	$20
For each additional gas piping system outlet	$5
For each industrial waste pretreatment interceptor including its trap and vent, including kitchen-type grease interceptors functioning as fixture traps	$20

For each installation, alteration, or repair of water piping and/or water treating equipment, each	$15
For each repair or alteration of drainage or vent piping, each fixture	$15
For each lawn sprinkler system on any one meter including backflow protection devices therefore	$15
For atmospheric-type vacuum breakers:	
1-5 breakers	$10
6 or more, each breaker	$2
2 inches (51 mm) diameter and smaller	$15
over 2 inches (51 mm) diameter	$30
Permits, Fees, and Inspection Fees	
The Fee for all Permits includes the Plan Check (including up to 3 resubmittals) and 2 inspections per phase	
Performing work without approved and valid Permit(s)	Double Original Permit Fee
Replace or reissue Building Card	$80
Change subcontractor	$50
Penalty for not having the Building Card on-site during all phases of construction	$80
Special Inspections (outside of normal business hours/per hour with a 2-hour minimum)	$100 per hour
Re-inspections not covered by original Permit Fee (per house with 1/2-hour minimum)	$100 per hour
Investigation Fee (Stop Work Order)	$100
Additional plan review required by changes, additions or revisions to plans (per hour with a 1/2-hour minimum) (NOTE: Original Permit includes up to 3 resubmittals without charge)	$100 per hour
For use of outside consultant for plan checking, inspections, or both	Actual costs
Inspection Fees for which no fees are specifically indicated. (per hour with 1/2-hour minimum)	$100 per hour
ELECTRICAL CODE FEES	
Description	***Fee***
Issuance of each electrical permit (Residential)	$100
Issuance of each electrical permit (Commercial)	$100
each supplemental permit when original permit has not expired, cancelled, or finaled	$20
The following fees are in addition to the Permit Fee	
Each service entrance panel up to and including 200 amps	$40
Each service entrance panel up to and including 800 amps	$80
Each service entrance panel over 800 amps	$100
Each temporary construction service	$30
Each feeder circuit	$8

Each branch circuit	$5
Each electrical pedestal for a MH lot or space	$100
(NEW) Solar Photovoltaic System Permit Fees:	
Installation rated from 0 to 10 kW	$150
Installation rated above 10 kW	$350
Permits, Fees, and Inspection Fees	
The Fee for all Permits includes the Plan Check (including up to 3 resubmittals) and 2 inspections per phase	
Performing work without approved and valid Permit(s)	Double Original Permit Fee
Replace or reissue Building Card	$80
Change subcontractor	$50
Penalty for not having the Building Card on-site during all phases of construction	$80
Special Inspections (outside of normal business hours/per hour with a 2-hour minimum)	$100 per hour
Re-inspections not covered by original Permit Fee (per house with 1/2-hour minimum)	$100 per hour
Investigation Fee (Stop Work Order)	$100
Additional plan review required by changes, additions or revisions to plans (per hour with a 1/2-hour minimum) (NOTE: Original Permit includes up to 3 resubmittals without charge)	$100 per hour
For use of outside consultant for plan checking, inspections, or both	Actual costs
Inspection Fees for which no fees are specifically indicated. (per hour with 1/2-hour minimum)	$100 per hour
FIRE CODE FEES	
Description	***Fee***
Carnivals & Fairs - Permit to conduct the event	$50
Display Fireworks - For possession, transportation, storage, manufacture, sale, handling, and discharge of display fireworks within the jurisdiction.	$50
Tents, canopies, and membrane structures (permanent) - For construction, location, erection, or placement	$50
Day Care (commercial) - Fire Inspections mandated by State for licensing (per inspection)	$50
Adult Day Care (commercial) - Fire Inspections mandated by State for licensing (per inspection)	$50
Other - Fire Inspections mandated by State of licensing (per inspection)	
Permits and Inspections are required for the following categories but there is no fee charged by the City of San Luis Fire Department at this time.	
Special outdoor events, carnivals, and fairs - For location and operation of special outdoor events, carnivals, and fairs.	$0
Tents, canopies, and membrane structures (Temporary) - To erect or operate an air-supported temporary membrane structure or tent having an area in excess of	$0

200 sq. ft. or a canopy in excess of 400 sq. ft. (Exceptions: used exclusively for camping.)	
Day Care (home based) - Fire Inspections mandated by State for licensing (per inspection)	$0
Cutting and Welding operations	$0
Exhibit and trade shows	$0
Explosives or blasting	$0
Fuel Tank installation or removal	$0
LPG installation (less than 500 gallons)	$0
Open Burning (NOTE: Also requires permit from ADEQ through Rural Metro)	$0
Pyrotechnics before a proximate audience	$0
Torch applied roofing operations	$0
Fire Sprinkler alterations - 1-25 heads (over the counter permit)	$0
Fire Sprinkler alterations - 26-50 heads (for each additional device over 50, there shall be a $1.00 charge)	$0
Fire Alarm - 1-10 devices (over the counter permit)	$0
Fire Alarm - 11-25 devices	$0
Fire Alarm - 26-50 devices (for each additional device over 50, there shall be a $1.00 charge)	$0
Permits, Fees, and Inspection Fees	
The Fee for all Permits includes the Plan Check (including up to 3 resubmittals) and 2 inspections per phase	
Performing work without approved and valid Permit(s)	Double Original Permit Fee
Re-inspections not covered by original Permit Fee (per hour with a 1/2-hour minimum)	$100 per hour
Additional plan review required by changes, additions, or revisions to plans (per hour with a 1/2-hour minimum) (NOTE: Original Permit includes up to 3 resubmittals without charge)	$100 per hour
For use of outside consultant for plan checking, inspections, or both	Actual costs
Inspection Fees for which no fees are specifically indicated. (per hour with a 1/2-hour minimum)	$100 per hour
Special Services - Hourly fee with 1/2-hour minimum. For example: review for use of alternate methods, consultation, fire watch, and stand-by service, and hydrant flow testing.	$100 per hour

SCHEDULE OF BUILDING PERMIT FEES BUILDING VALUATION DATA	
*AT THE BEGINNING OF THE FISCAL YEAR, BUILDING VALUATION SHALL BE BASED ON THE “BUILDING VALUATION DATA” PROVIDED BY THE INTERNATIONAL CODE COUNCIL (ICC) IN "BUILDING SAFETY MAGAZINE" PUBLISHED IN FEBRUARY OF THE SAME YEAR.	
Total Valuation	***Fee***
$1 to $500	$50
$501 to $2,000	$50.00 for the first $500 plus $4 for each additional $100, or fraction thereof, to and including $2,000
$2,001 to $25,000	$80.00 for the first $2,000 plus $16 for each additional $1,000, or fraction thereof, to and including $25,000
$25,001 to $50,000	$450.00 for the first $25,000 plus $12 for each additional $1,000, or fraction thereof, to and including $50,000
$50,001 to $100,000	$740.00 for the first $50,000 plus $8 for each additional $1,000, or fraction thereof, to and including $100,000
$100,001 to $500,000	$1,140.00 for the first $100,000 plus $6 for each additional $1,000, or fraction thereof, to and including $500,000
$500,001 to $1,000,000	$3,720.00 for the first $500,000 plus $6 for each additional $1,000, or fraction thereof, to and including $1,000,000
$1,000,001 and up	$6,450.00 for the first $1,000,000 plus $4 for each additional $1,000, or fraction thereof

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

*BEGINNING JANUARY 1, 2025, AND ON JANUARY 1 OF EACH YEAR THE PUBLIC WORKS FEE SCHEDULE WILL BE ADJUSTED UPWARDS OF TWO PERCENT (2.0%).

ENCROACHMENT PERMIT FEES

Description	*Fee*
Annual Utility Maintenance Permit	$170.00
Single Family Residential Permit	$26.00
Multi-Family Residential and all other permits	$68.00

PUBLIC INFRASTRUCTURE OVERSIGHT FEES

Description	*Fee*
1-25 Lots	$130.00
26-60 Lots	$102.00
61 + Lots	$78.00
All after the fact permits	$ Double the normal fee

These fees will be collected prior to recordation of the subdivision plat or construction of the subdivision, whichever occurs first.

The Public Infrastructure Oversight Fees cover the following services:

1. Review and Approval of Materials Submittals
2. Oversight of Utilities (water/sewer) Construction
3. Inspection of Stormwater Drainage Facilities Construction Inspection of Street Construction (Streets, Curb, Gutter, Sidewalks, Pathways)
4. Inspection of Non-Water/Sewer Utilities in the Public Right-of-Way

The Public Infrastructure Oversight Fees do not cover the following services:

1. ADEQ Water & Sewer Related Requirements
2. Surveying and Construction Staking Landscape Inspection
3. Inspection of Non-Water/Sewer Utilities in the Public Utility Easements
4. Meter/Service Connection for Water and Sewer
5. Inspection of Private Fire Suppression Underground Lines

CITY OF SAN LUIS

PUBLIC NOTICE

NOTICE OF INTENT TO ESTABLISH NEW OR INCREASE FEES

PERMITS AND APPLICATION FEES PURSUANT TO A.R.S. § 9-499.15

Pursuant to A.R.S. § 9-499.15, the City of San Luis, Arizona, hereby gives notice that it may adopt a resolution to impose new or increased fees and will post on the City's website a copy of the proposed new or increased fees. The fees to be adopted and/or increased are Permits and Application Fees for the Development Services and Public Works Departments.

The City of San Luis Council will consider approving these proposed fees after a Public Hearing to be held on May 22, 2024, in the Council Chambers, 1090 E. Union Street, San Luis, Arizona, as part of the Council Meeting scheduled to begin at 6:00 pm.

THE ABOVE FEES WILL BECOME EFFECTIVE THIRTY (30) DAYS AFTER APPROVAL BY THE CITY COUNCIL.

Copies of the fee schedule for the new or increased fees may be reviewed at the office of the City Clerk of the City of San Luis, 1090 E. Union Street, San Luis, Arizona 85349 during normal office hours, Monday through Friday, 7:00 a.m. – 6:00 p.m. The permit and application fee schedule is also available on the San Luis website at https://www.sanluisaz.gov. Persons wishing to comment on the proposed changes may do so, in writing, prior to the public hearing to be held on the date listed above, or may testify in person at the hearing. After the public hearing of May 22, 2024, the City Council may approve, disapprove, or modify said resolution.

Dated this 22nd DAY OF MARCH 2024.

DATE POSTED ON THE CITY OF SAN LUIS WEBSITE: MARCH 22, 2024.

PERMITS AND APPLICATION FEES FOR DEVELOPMENT SERVICES AND PUBLIC WORKS DEPARTMENTS

The current permit and application fees for Development Services and Public Works have not been revised to align with current operations and costs. Consequently, the city is seeking to update the fees associated with various permits and application procedures for these departments.

This fee adjustment is crucial to ensure that the fees collected are fair, reasonable, and reflective of the costs incurred in processing permits and applications. In accordance with Arizona Revised Statutes 9-468.D, specific methods were employed to determine the proposed fee amounts for the Building Safety (including Solar Construction Permits) and Planning and Zoning Divisions within the Development Services Department.

The proposed fee adjustments have been carefully considered, taking into account factors such as the use of industry-standard "Building Valuation Data" from the International Code Council, a comparative analysis with other jurisdictions, the actual staff time dedicated to processing each application, and the increased cost of notices mandated by state law. This methodology aligns with Arizona Revised Statute 9-467.G.

For the Public Works Department, the proposed fees follow a 2% year-to-year increase methodology, consistent with the Billing & Collections Divisions' approach to the 2023 adopted administrative fees.

Looking ahead, the proposed changes include language that triggers a yearly fee update based on the following criteria:

Development Services Department - Building Safety Division:

"*At the beginning of the fiscal year, Building Valuation shall be based on the 'Building Valuation Data' provided by the International Code Council (ICC) in 'Building Safety Magazine' published in February of the same year.*"

Development Services Department - Planning and Zoning Division:

"*An Annual increase in the fees is to be done each subsequent July 1 based on the previous year West B/C Consumer Price Index for Urban Communities (CPI-U).*"

Public Works Department:

"*Beginning January 1, 2025, and on January 1 of each year, the Public Works fee schedule will be adjusted upwards by two percent (2.0%).*"

These proposed updates aim to maintain transparency and ensure that the fees accurately reflect the costs associated with providing these essential services.

DEVELOPMENT SERVICES DEPARTMENT PLANNING AND ZONING DIVISION		
GENERAL PLAN		
Description	***Current Fee***	***Proposed Fee***
Minor Amendment (Map)	$500 per Land Use Category	$800 + $100 per acre
Major Amendment (Map)	$600 per Land Use Category plus outside review	$900 + $100 per acre
Major Amendment (Text)	$600 per Chapter + outside review	$800 per Chapter
ZONING		
Description	***Current Fee***	***Proposed Fee***
Residential	$300 for first acre + $10 per additional acre	$800 first acre + $100 add. acre
Commercial/Industrial	$500 for first acre + $10 per additional acre	$700 first acre + $40 add. acre
Rezoning following Annexation within 6 months of annexation	No Charge within the first 6 months. After that regular fees apply.	No Charge within the first 6 months. After that regular fees apply.
Appeal of Zoning Interpretation	No Charge	$400
Reversion of rezoning due to inaction or non-compliance with conditions	No Charge	$200
Zoning Text Amendment	$250	$800 per chapter
CONDITIONAL USE PERMIT		
Description	***Current Fee***	***Proposed Fee***
Residential	$150	$600
Commercial/Industrial	$400	$1,000
Request for continuation of Public Hearing by applicant (fees are cumulative)	10% of original fee (0 - 90 days) 50% of original fee (91 - 365 days)	10% of original fee (0 - 90 days) 50% of original fee (91 - 365 days)
Requests for continuation of completion or compliance deadline	10% of original fee (0 - 90 days) 50% of original fee (91 - 365 days)	10% of original fee (0 - 90 days) 50% of original fee (91 - 365 days)
VARIANCE		
Description	***Current Fee***	***Proposed Fee***
Residential	$100	$600
Commercial/Industrial	$300	$800
Appeal of Ordinance Interpretation or Minor Variance	$263 plus $25 for each additional item	$263 plus $25 for each additional item
Minor Variance (Residential)	50% of Variance fee plus $10 for each additional item	50% of Variance fee plus $10 for each
Minor Variance (Non-Residential)	50% of Variance fee plus $10 for each additional item	50% of Variance fee plus $10 for each

TEMPORARY USE PERMITS		
Description	***Current Fee***	***Proposed Fee***
Temporary Use Permit (Residential)	$40	$200
Temporary Use Permit (Non-Residential)	$125	$300
Appeal of Temporary Use denials and revocations - Residential	$25	$100
Appeal of Temporary Use denials and revocations - Commercial/Industrial	$60	$200
SUBDIVISION REVIEW		
Description	***Current Fee***	***Proposed Fee***
Preliminary Plat	$500 + $10 per lot or tract plus cost of outside review	$1400 + $12 per lot or tract
Final Plat	$300 + $10 per lot or tract plus cost of outside review	$700 + $12 per lot or tract
Lot Split / Lot Tie - Single Family	$100 plus cost of outside review	$400
Lot Split / Lot Tie - Multi-Family or Non- residential	$100 plus cost of outside review	$400
Minor Lot Division	No Charge except cost of outside review	$300
Amendment to Approved Lot Tie/ Lot Split / Minor Land Division	$124 plus cost of outside review	$300
Subdivision Text Amendment	$263	$800 per chapter
Appeal of Subdivision Interpretation	No Charge	$500
Reversion (abandonment) of Recorded Plat	No Charge	No Charge
Amendment to Approved Plat (Replat)	$300 plus cost of outside review	$1200
Right-of-way abandonment	$290	$500
MISC. APPLICATIONS & FEES		
Description	***Current Fee***	***Proposed Fee***
Street Name Change	$989 + cost of replacing street signs	$1200 + cost of replacing street signs
Continuation Public Hearings (applicant's request)	10% of original fee (0 - 90 days) 50% of original fee (91 - 365 days)	10% of original fee (0 - 90 days) 50% of original fee (91 - 365 days)
Certificate or Written Verification of Zoning	No Charge	$100
Written Administrative Decision or Planning Director Interpretation	No Charge	No Charge

DOCUMENTS		
Description	***Current Fee***	***Proposed Fee***
Zoning Ordinance (paper)	$30	$75
General Plan (paper)	$70	$100
Subdivision Ordinance (paper)	$25	$50
Addressing Policy (paper)	$5	$25
CD of any document	$20	Remove
PZ Agenda Subscription (e-mail)	No charge	No charge
PZ Agenda Subscription (US mail)	$5	Remove
MAPS		
Description	***Current Fee***	***Proposed Fee***
8.5 x 11 (color)	$5	Remove / pricing per square foot
11 x 17 (color)	$7	Remove / pricing per square foot
24 x 36 (color)	$15	Remove / pricing per square foot
36 x 48 (color)	$25	Remove / pricing per square foot
8.5 x 11 (color w/ aerial imaging)	$7	Remove / pricing per square foot
11 x 17 (color w/ aerial imaging)	$10	Remove / pricing per square foot
24 x 36 (color w/ aerial imaging)	$20	Remove / pricing per square foot
36 x 48 (color w/ aerial imaging)	$30	Remove / pricing per square foot
Zoning Atlas (CD)	$20	Remove
General Plan (CD)	$20	Remove
any map size not shown above	pricing is at discretion of GIS Division	Remove / pricing per square foot
Pricing on a per square foot model		$2.50 per square foot
GIS SERVICES		
Description	***Current Fee***	***Proposed Fee***
Custom map or graphic	$50 per hour (1 hour minimum)	$50 per hour (1 hour minimum)
There is No Charge for any map, graphic, or aerial sent by e-mail		
Recording Fees are paid by applicant. Fees are set by Yuma County Recorder.		
When Consultants are needed, applicant is responsible to cover actual cost.		

DEVELOPMENT SERVICES DEPARTMENT BUILDING SAFETY DIVISION		
WHEN FEES ARE PAID		
When plan review is required for new construction, a plan check fee must be paid at the time of application submittal. Building permit fees must be paid prior to the issuance of a building permit. Re-inspection fees, when assessed, must be paid prior to any further inspections on that project.		
FEE SCHEDULE FOR IBC, IRC, IEBC, IPMC		
Description	***Current Fee***	***Proposed Fee***
Plan Check Fee (Commercial) (NOTE: paid at the time of application submittal)	65% of Building Permit Fee	65% of Building Permit Fee
Plan Check Fee (Residential) (NOTE: paid at the time of application submittal)	50% of Building Permit Fee	65% of Building Permit Fee
Deposit for RES Plan Check involving remodeling or additions (NOTE: the deposit is credited toward the Plan Check fee when the Building Permit is purchased.)	$50	$100
MH Permit Fee - Pit Set	$300	State of AZ
MH Permit Fee - Ground Set	$150	State of AZ
Fire Sprinkler Permits	$2.92 per square fee	$3.92 per square fee
Demolition Permits	$25	$50
Performing work without approved and valid Permit(s)	Double Original Permit Fee	Double Original Permit Fee
Replace or reissue Building Card	$50	$80
Change subcontractor	$25	$50
Reissue Certificate of Occupancy	$50	$100
Penalty for not having the Building Card on-site during all phases of construction	$50	$80
Plan Certification for financial institution (Commercial) (NOTE: if unaltered Plan is later used for construction, Plan Check Fee is waived for that Building Permit)	65% of Building Permit Fee	65% of Building Permit Fee
Plan Certification for financial institution (Residential) (NOTE: if unaltered Plan is later used for construction, Plan Check Fee is waived for that Building Permit)	50% of Building Permit Fee	65% of Building Permit Fee
Special Inspections (outside of normal business hours/per hour with a 2-hour minimum)	$50 per hour	$100 per hour
Re-inspections not covered by original Permit Fee (per house with 1/2-hour minimum)	$50 per hour	$100 per hour
Investigation Fee (Stop Work Order)	$50	$100
Additional plan review required by changes, additions or revisions to plans (per hour with a 1/2-hour minimum) (NOTE: Original Permit includes up to 3 resubmittals without charge)	$50 per hour	$100 per hour
For use of outside consultant for plan checking, inspections, or both	Actual costs	Actual costs
Inspection Fees for which no fees are specifically indicated. (per hour with 1/2-hour minimum)	$50 per hour	$100 per hour
MECHANICAL CODE FEES		

Description	*Current Fee*	*Proposed Fee*
Issuance of each mechanical permit (Residential)	$25	$100
Issuance of each mechanical permit (Commercial)	$50	$100
each supplemental permit when original permit has not expired, cancelled, or finaled	$10	$50
The following fees are in addition to the Permit Fee:		
installation or relocation of each force-air or gravity-type furnace or burner including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW)	$15	$45
installation or relocation of each force-air or gravity-type furnace or burner including ducts and vents attached to such appliance, over 100,000 Btu/h (29.3 kW)	$18	$45
installation or relocation of each floor furnace, including vent	$15	$45
installation or relocation or each suspended heater, recessed wall heater or floor-mounted unit heater	$15	$45
installation, relocation, or replacement of each appliance vent installed and not included in an appliance permit	$7	$15
repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, colling absorption, or evaporative cooling system, including installation of controls regulated by the Mechanical Code	$14	$25
installation or relocation of each boiler compressor to an including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW) Up to 3 ton A.C., up to 1200 of dwelling	$15	$45
installation or relocation of each boiler compressor over 3 horsepower (10.6 kW), to an including 15 horsepower (52.7 kW), or each absorption system to and including 500,000 Btu/h (146.6 kW) Over 3 ton A.C., up to 1200 of dwelling	$27	$60
installation or relocation of each boiler compressor over 15 horsepower (52.7 kW), to an including 30 horsepower (105.5 kW), or each absorption system to and including 500,000 Btu/h (146.6 kW) to an including 1,000,000 Btu/h (293.1 kW)	$37	$70
installation or relocation of each boiler compressor over 30 horsepower (105.5 kW), to an including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to an including 1,750,000 Btu/h (512.9 kW)	$55	$100
installation or relocation of each boiler compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	$93	$150
each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto (NOTE: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.)	$11	$30
each air-handling unit over 10,000 cfm (4719 L/s)	$18	$30

each evaporative cooler other than portable type	$11	$20
each ventilation fan connected to a single duct	$7	$15
each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	$11	$20
installation or relocation of each domestic-type incinerator	$18	$30
installation or relocation of each commercial or industrial-type incinerator	$15	$30
each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliances categories or for which no other fee is listed in the table	$15	$30
Permits, Fees, and Inspection Fees		
The Fee for all Permits includes the Plan Check (including up to 3 resubmittals) and 2 inspections per phase		
Performing work without approved and valid Permit(s)	Double Original Permit Fee	Double Original Permit Fee
Replace or reissue Building Card	$50	$80
Change subcontractor	$25	$50
Penalty for not having the Building Card on-site during all phases of construction	$50	$80
Special Inspections (outside of normal business hours/per hour with a 2-hour minimum)	$50 per hour	$100 per hour
Re-inspections not covered by original Permit Fee (per house with 1/2-hour minimum)	$50 per hour	$100 per hour
Investigation Fee (Stop Work Order)	$50	$100
Additional plan review required by changes, additions or revisions to plans (per hour with a 1/2-hour minimum) (NOTE: Original Permit includes up to 3 resubmittals without charge)	$50 per hour	$100 per hour
For use of outside consultant for plan checking, inspections, or both	Actual costs	Actual costs
Inspection Fees for which no fees are specifically indicated. (per hour with 1/2-hour minimum)	$50 per hour	$100 per hour
PLUMBING CODE FEES		
Description	***Current Fee***	***Proposed Fee***
Issuance of each plumbing permit (Residential)	$25	$100
Issuance of each plumbing permit (Commercial)	$50	$100
each supplemental permit when original permit has not expired, cancelled, or finaled	$10	$20
The following fees are in addition to the Permit Fee		
For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping, and backflow protection thereof)	$7	$15
Rainwater systems-per drain (inside building)	$7	$15
For each Cesspool (where permitted)	$25	$50
For each private sewage disposal system	$50	$100
For each water heater and/or vent	$7	$15

For each gas-piping system, 1-5 outlets	$10	$20
For each additional gas piping system outlet	$2	$5
For each industrial waste pretreatment interceptor including its trap and vent, including kitchen-type grease interceptors functioning as fixture traps	$10	$20
For each installation, alteration, or repair of water piping and/or water treating equipment, each	$7	$15
For each repair or alteration of drainage or vent piping, each fixture	$7	$15
For each lawn sprinkler system on any one meter including backflow protection devices therefore	$7	$15
For atmospheric-type vacuum breakers:		
1-5 breakers	$5	$10
6 or more, each breaker	$1	$2
For each backflow protective device other than atmospheric type vacuum breakers:		
2 inches (51 mm) diameter and smaller	$7	$15
over 2 inches (51 mm) diameter	$15	$30
Permits, Fees, and Inspection Fees		
The Fee for all Permits includes the Plan Check (including up to 3 resubmittals) and 2 inspections per phase		
Performing work without approved and valid Permit(s)	Double Original Permit Fee	Double Original Permit Fee
Replace or reissue Building Card	$50	$80
Change subcontractor	$25	$50
Penalty for not having the Building Card on-site during all phases of construction	$50	$80
Special Inspections (outside of normal business hours/per hour with a 2-hour minimum)	$50 per hour	$100 per hour
Re-inspections not covered by original Permit Fee (per house with 1/2-hour minimum)	$50 per hour	$100 per hour
Investigation Fee (Stop Work Order)	$50	$100
Additional plan review required by changes, additions or revisions to plans (per hour with a 1/2-hour minimum) (NOTE: Original Permit includes up to 3 resubmittals without charge)	$50 per hour	$100 per hour
For use of outside consultant for plan checking, inspections, or both	Actual costs	Actual costs
Inspection Fees for which no fees are specifically indicated. (per hour with 1/2-hour minimum)	$50 per hour	$100 per hour
ELECTRICAL CODE FEES		
Description	***Current Fee***	***Proposed Fee***
Issuance of each electrical permit (Residential)	$25	$100
Issuance of each electrical permit (Commercial)	$50	$100
each supplemental permit when original permit has not expired, cancelled, or finaled	$10	$20
The following fees are in addition to the Permit Fee		

Each service entrance panel up to and including 200 amps	$20	$40
Each service entrance panel up to and including 800 amps	$40	$80
Each service entrance panel over 800 amps	$60	$100
Each temporary construction service	$15	$30
Each feeder circuit	$5	$8
Each branch circuit	$2	$5
Each electrical pedestal for a MH lot or space	$30	$100
(NEW) Solar Photovoltaic System Permit Fees:		
Installation rated from 0 to 10 kW		$150
Installation rated above 10 kW		$350
Permits, Fees, and Inspection Fees		
The Fee for all Permits includes the Plan Check (including up to 3 resubmittals) and 2 inspections per phase		
Performing work without approved and valid Permit(s)	Double Original Permit Fee	Double Original Permit Fee
Replace or reissue Building Card	$50	$80
Change subcontractor	$25	$50
Penalty for not having the Building Card on-site during all phases of construction	$50	$80
Special Inspections (outside of normal business hours/per hour with a 2-hour minimum)	$50 per hour	$100 per hour
Re-inspections not covered by original Permit Fee (per house with 1/2-hour minimum)	$50 per hour	$100 per hour
Investigation Fee (Stop Work Order)	$50	$100
Additional plan review required by changes, additions or revisions to plans (per hour with a 1/2-hour minimum) (NOTE: Original Permit includes up to 3 resubmittals without charge)	$50 per hour	$100 per hour
For use of outside consultant for plan checking, inspections, or both	Actual costs	Actual costs
Inspection Fees for which no fees are specifically indicated. (per hour with 1/2-hour minimum)	$50 per hour	$100 per hour
FIRE CODE FEES		
Description	***Current Fee***	***Proposed Fee***
Carnivals & Fairs - Permit to conduct the event	$25	$50
Display Fireworks - For possession, transportation, storage, manufacture, sale, handling, and discharge of display fireworks within the jurisdiction.	$25	$50
Tents, canopies, and membrane structures (permanent) - For construction, location, erection, or placement	$25	$50
Day Care (commercial) - Fire Inspections mandated by State for licensing (per inspection)	$25	$50
Adult Day Care (commercial) - Fire Inspections mandated by State for licensing (per inspection)	$25	$50
Other - Fire Inspections mandated by State of licensing (per inspection)		

Permits and Inspections are required for the following categories but there is no fee charged by the City of San Luis Fire Department at this time.		
Special outdoor events, carnivals, and fairs - For location and operation of special outdoor events, carnivals, and fairs.	$0	$0
Tents, canopies, and membrane structures (Temporary) - To erect or operate an air-supported temporary membrane structure or tent having an area in excess of 200 sq. ft. or a canopy in excess of 400 sq. ft. (Exceptions: used exclusively for camping.)	$0	$0
Day Care (home based) - Fire Inspections mandated by State for licensing (per inspection)	$0	$0
Cutting and Welding operations	$0	$0
Exhibit and trade shows	$0	$0
Explosives or blasting	$0	$0
Fuel Tank installation or removal	$0	$0
LPG installation (less than 500 gallons)	$0	$0
Open Burning (NOTE: Also requires permit from ADEQ through Rural Metro)	$0	$0
Pyrotechnics before a proximate audience	$0	$0
Torch applied roofing operations	$0	$0
Fire Sprinkler alterations - 1-25 heads (over the counter permit)	$0	$0
Fire Sprinkler alterations - 26-50 heads (for each additional device over 50, there shall be a $1.00 charge)	$0	$0
Fire Alarm - 1-10 devices (over the counter permit)	$0	$0
Fire Alarm - 11-25 devices	$0	$0
Fire Alarm - 26-50 devices (for each additional device over 50, there shall be a $1.00 charge)	$0	$0
Permits, Fees, and Inspection Fees		
The Fee for all Permits includes the Plan Check (including up to 3 resubmittals) and 2 inspections per phase		
Performing work without approved and valid Permit(s)	Double Original Permit Fee	Double Original Permit Fee
Re-inspections not covered by original Permit Fee (per hour with a 1/2-hour minimum)	$50 per hour	$100 per hour
Additional plan review required by changes, additions, or revisions to plans (per hour with a 1/2-hour minimum) (NOTE: Original Permit includes up to 3 resubmittals without charge)	$50 per hour	$100 per hour
For use of outside consultant for plan checking, inspections, or both	Actual costs	Actual costs
Inspection Fees for which no fees are specifically indicated. (per hour with a 1/2-hour minimum)	$50 per hour	$100 per hour
Special Services - Hourly fee with 1/2-hour minimum. For example: review for use of alternate methods, consultation, fire watch, and stand-by service, and hydrant flow testing.	$50 per hour	$100 per hour

SCHEDULE OF BUILDING PERMIT FEES	
~~Building Valuation shall be determined by the Building Official using the most recent "Building Valuation Data" provided by the International Code Council (ICC) in "Building Safety Magazine". The information is published twice a year (February and August)~~ At the beginning of the fiscal year, Building Valuation shall be based on the "Building Valuation Data" provided by the International Code Council (ICC) in "Building Safety Magazine" published in February of the same year.	
Total Valuation	***Fee***
$1 to $500	$50
$501 to $2,000	$50.00 for the first $500 plus $4 for each additional $100, or fraction thereof, to and including $2,000
$2,001 to $25,000	$80.00 for the first $2,000 plus $16 for each additional $1,000, or fraction thereof, to and including $25,000
$25,001 to $50,000	$450.00 for the first $25,000 plus $12 for each additional $1,000, or fraction thereof, to and including $50,000
$50,001 to $100,000	$740.00 for the first $50,000 plus $8 for each additional $1,000, or fraction thereof, to and including $100,000
$100,001 to $500,000	$1,140.00 for the first $100,000 plus $6 for each additional $1,000, or fraction thereof, to and including $500,000
$500,001 to $1,000,000	$3,720.00 for the first $500,000 plus $6 for each additional $1,000, or fraction thereof, to and including $1,000,000
$1,000,001 and up	$6,450.00 for the first $1,000,000 plus $4 for each additional $1,000, or fraction thereof

PUBLIC WORKS DEPARTMENT PROPOSED ENGINEERING FEE SCHEDULE (ADJUSTMENTS)		
GENERAL PLAN		
Description	***Current Fee***	***Proposed Fee***
Encroachment Permit Fees:		
Annual Utility Maintenance Permit	$116.62	$170.00
Single Family Residential Permit	$17.49	$26.00
Multi-Family Residential and all other permits	$46.65	$68.00
Public Infrastructure Oversight Fees:		
1-25 Lots	$87.46	$130.00
26-60 Lots	$69.97	$102.00
61 + Lots	$52.48	$78.00
All after the fact permits	$ Double the normal fee	$ Double the normal fee

These fees will be collected prior to recordation of the subdivision plat or construction of the subdivision, whichever occurs first.

The Public Infrastructure Oversight Fees cover the following services:

1. Review and Approval of Materials Submittals
2. Oversight of Utilities (water/sewer) Construction
3. Inspection of Stormwater Drainage Facilities Construction Inspection of Street Construction (Streets, Curb, Gutter, Sidewalks, Pathways)
4. Inspection of Non-Water/Sewer Utilities in the Public Right-of-Way

The Public Infrastructure Oversight Fees do not cover the following services:

1. ADEQ Water & Sewer Related Requirements
2. Surveying and Construction Staking Landscape Inspection
3. Inspection of Non-Water/Sewer Utilities in the Public Utility Easements
4. Meter/Service Connection for Water and Sewer
5. Inspection of Private Fire Suppression Underground Lines

*In the resolution, Public Works proposes adding the following verbiage:

Beginning January 1, 2025, and on January 1 of each year the Public Works fee schedule will be adjusted upwards of two percent (2.0%).

AGENDA ITEM REVIEW FORM

Regular City Council Meeting **6. C.**

Meeting Date: 05/22/2024

Department Head: Eulogio Vera, Director of Public Works, Public Works Department

Submitted By: Jorge Perez, Assistant Director of Public Works, Public Works Department

Action Requested: Motion

ITEM:

Discussion and possible action on any and all matters regarding the acceptance and award of a construction contract to GCI Construction & Inspections, LLC for the construction of a new East Wastewater Treatment Plant Chlorine Building. **(Jorge Perez, Assistant Director of Public Works)**

SUMMARY:

The Department of Public Works and its Wastewater division are in the process of replacing the existing Chlorine Building at the East Wastewater Treatment Plant. The department recently upgraded its chlorine storage tank and is now seeking to provide a more suitable building to house this equipment as well as pump feeders and, at the same time, provide an adequate containment area and other safety features.

The Department of Public Works is seeking Council approval to accept and award the construction contract to GCI Construction & Inspections, LLC, for the construction of a new East Wastewater Treatment Plant Chlorine Building. GCI Construction & Inspections, LLC was the lowest responsible bidder for this project at $181,440.00. Public Works and its Wastewater Department did a bid tabulation and evaluation and recommends to move forward and to award the construction contract to the lowest responsible bidder.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO ACCEPT AND AWARD THE CONTRACT TO GCI CONSTRUCTION & INSPECTIONS, LLC FOR THE CONSTRUCTION OF THE NEW EAST WASTEWATER TREATMENT PLANT CHLORINE BUILDING PROJECT NOT TO EXCEED $181,440.00 AS PRESENTED.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	Yes
CITY/STATE/FEDERAL FUNDS:	City
TOTAL:	$181,440.00
BUDGETED AMOUNT:	$250,000.00
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	Capital Outlay-CIP / 310-311-90015 / $720,493.01

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

This is a budgeted item for fiscal year 2024 at $250,000.00
Account: Capital Outlay-CIP 310-311-90015
Account Balance: $720,493.01

Attachments

Improvement Plans

Bid Tabulation

Proposed Contract

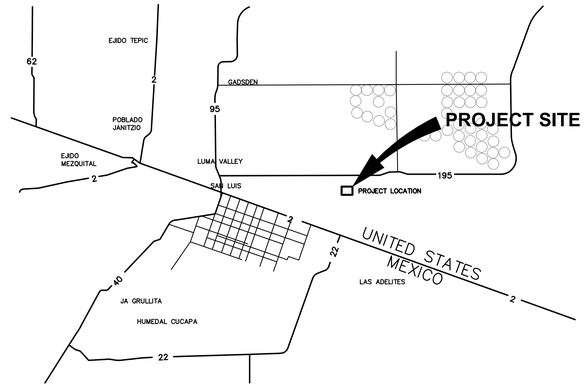
Notice of Intent to Award Letter

CITY OF SAN LUIS, ARIZONA
EAST SAN LUIS WWTP
CHLORINE BAY - STRUCTURAL PLANS



LOCATION MAP
NTS

CITY OF SAN LUIS
ARIZONA



VICINITY MAP
NTS

CONSULTANTS

ENGINEER OF RECORD:

PACIFIC ADVANCED CIVIL ENGINEERING (PACE)
8723 E. VIA de COMMERCIO, #A204
SCOTTSDALE, AZ 85258
BUSINESS LICENSE NO. 1006013
(480) 991-3595
CONTACT: DUONG DO, P.E.

SURVEY INFORMATION

SURVEY WAS NOT PERFORMED FOR THIS PROJECT. ELEVATION POINTS WERE PROVIDED BY THE CITY TO CREATE A LOCAL ELEVATION CONTROL POINT.

THE FOLLOWING ORIGINAL SURVEY NOTES WERE OBTAINED FROM CITY OF SAN LUIS, AZ. EAST SAN LUIS WASTERWATER TREATMENT PLAN, EDAIS ENGINEERING, INC. MARCH 22, 2006 SHEET 2

BASIS OF BEARING

THE EAST LINE OF SECTION 11, AS PER GENERAL LAND OFFICE PLAN OF SECTION 11, T11S. R24W, OFFICIALLY FILED 3-12-1922 YUMA COUNTY ARIZONA
BEARING S00°01'00"E

LEGAL DESCRIPTION PARCEL "C"

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE C¼ CORNER OF SAID SECTION 11.
THENCE S89°56'51"E ALONG THE EAST-WEST MID-SECTION LINE OF SECTION 11, A DISTANCE OF 986.72 FEET TO A POINT;
THENCE S00°01'00"E A DISTANCE OF 1449.58 FEET TO THE TURE POINT OF BEGINNING;
THENCE S89°56'51"E A DISTANCE OF 1652.78 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11;
THENCE S00°01'00"E ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 526.11 FEET TO A POINT;
THENCE S89°59'00"W A DISTANCE OF 1652.78 FEET TO A POINT;
THENCE S00°01'00"E A DISTANCE OF 528.10 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE EAST 33.00 FEET OF SAID PARCEL FOR EXISTING ROAD RIGHT OF WAY.

CONTAINING 20.00 ACRES MORE OR LESS.

Sheet List Table

DWG No.	SHT No.	TITLE
GENERAL		
1	G1.0	TITLE SHEET
2	G2.0	GENERAL NOTES
CIVIL		
3	C1.0	OVERALL SITE LAYOUT
4	C2.0	OVERALL PROPOSED GRADING
5	C2.1	PROPOSED GRADING SITE PLAN
6	C2.2	CHLORINE BAY SECTIONS
STRUCTURAL		
7	S0.1	GENERAL STRUCTURAL NOTES I
8	S0.2	GENERAL STRUCTURAL NOTES II
9	S0.3	TYPICAL DETAILS I
10	S0.4	TYPICAL DETAILS II
11	S1.0	FOUNDATION PLAN
12	S2.0	ROOF FRAMING PLAN
13	S3.1	TYPICAL DETAILS
14	S4.1	TYPICAL DETAILS

FINAL DESIGN APPROVAL:

BY: _____ DATE _____ _____
TOWN MANAGER
THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND IS NOT LIABLE FOR ERRORS OR OMISSIONS

BY: _____ DATE _____ _____

RECORD DRAWING:

THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR. THE ENGINEER HAS INSPECTED THE COMPLETED FACILITIES AND CERTIFIES THAT THEY ARE A SUBSTANTIALLY ACCURATE PRESENTATION OF THE LAYOUT AND CONDITION OF THE CONSTRUCTED PROJECT.

NAME _____(SEAL)

REGISTRATION NO. _____ DATE _____

REVD. BY: _____
FIELD ENGINEERING

CALL TWO WORKING DAYS BEFORE YOU DIG
602-659-7500
1-800-STAKE-IT
(OUTSIDE YUMA COUNTY)

NO	BY	DATE	REVISIONS	DATE	APP.

Registered Professional Engineer (Civil)
DUONG T. DO
40050
Date Signed 12/31/24
ARIZONA, U.S.A.
Expires 12/31/24

PREPARED BY
DUONG T. DO
PROJECT ENGINEER
R.C.E. NO. 40050
EXP: 12/31/2024

SCALE
DRAWN WAW
DESIGNED DTD
CHECKED DTD
DATE APR 2024

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

TITLE
TITLE SHEET

JOB
CITY OF SAN LUIS
EAST WWTP
CHLORINE BAY
(STRUCTURAL PLANS)
SAN LUIS, AZ

PACE
Advanced Water Engineering

SHEET
G1.0
---- OF -- SHEETS

JOB NO. C292

SCOPE OF WORK:

- CONSTRUCTION OF CHLORINE STORAGE BAY.
- CONSTRUCTION OF CMU BUILDING W/ GATE AND TUBE STEEL FENCE.
- CIVIL WORK INCLUDING SITE GRADING, EARTH WORK, FOUNDATION, AND ALL OTHER CIVIL WORK AS SHOWN IN PLANS.

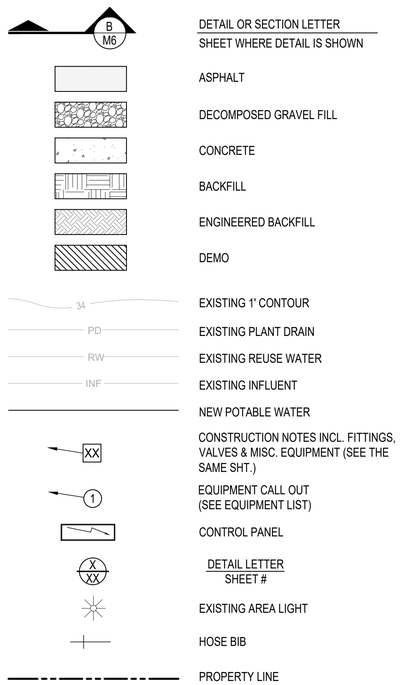
GENERAL NOTES:

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH YUMA. 1) THESE PLANS AND SPECIFICATIONS, 2) YUMA COUNTY PUBLIC WORKS STANDARDS AND SPECIFICATIONS, 3) STATE OF ARIZONA STANDARD DETAILS; IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE ENGINEER OF RECORD.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH UNITED STATES ENVIRONMENTAL PROTECTION AGENCY STANDARDS AND POLICIES FOR WASTEWATER SYSTEMS AND CURRENT SUPPLEMENTS THERETO.
3. THE CONTRACTOR SHALL VERIFY THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
4. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE ENGINEER AND/OR ALL WORK AND MATERIAL NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
5. DEBRIS SHALL BE DISPOSED OF WITHIN APPROVED DISPOSAL FACILITIES.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS, ALLEY DUST, AND TAKE WHATEVER MEASURES ARE NECESSARY TO INSURE THAT ALL ADJACENT ROADS ARE MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.
7. AN APPROVED SET OF PLANS SHALL BE ON THE JOB SITE AT ALL TIMES WORK IS IN PROGRESS. DEVIATION FROM THE PLANS WILL NOT BE ALLOWED WITHOUT AN APPROVED PLAN REVISION OR AUTHORIZATION FROM THE ENGINEER.
8. THESE DRAWINGS INDICATE THE GENERAL EXTENT OF THE REQUIRED WORK AND ARE NOT INTENDED TO INDICATE EVERY ELEMENT REQUIRED. THE CONTRACTOR SHALL FURNISH ALL ELEMENTS TO COMPLETE THE SCOPE OF WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL ITEMS REQUIRING CLARIFICATIONS SHALL BE SUBMITTED AS A "REQUEST FOR INFORMATION" (RFI) TO THE ENGINEER PER SECTION 01400 OF THE SPECIFICATIONS.
9. CONTRACTOR SHALL TAKE MEASURES TO CONTROL DUST AND FUGITIVE EMISSIONS, INCLUDING BUT NOT LIMITED TO WATERING THE SITE TWICE DAILY DURING GRADING TO CONTROL DUST.
10. ALL CONSTRUCTION VEHICLES OR EQUIPMENT, MOBILE OR FIXED OPERATED, SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS IN ACCORDANCE WITH THE LOCAL NOISE ORDINANCES.
11. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
12. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED ACCORDING TO INFORMATION PROVIDED BY THE AGENCY OPERATING EACH UTILITY. LOCATIONS SHOWN ARE APPROXIMATE ONLY, AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. CALL BLUE STAKE FOR FIELD LOCATION AT 602-659-7500.
13. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.
14. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
15. ANY INSPECTION BY THE CITY, COUNTY OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
16. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
17. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE ENGINEER REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES SET BY THE ENGINEER UNLESS ALL SURVEY STAKES SET BY THE ENGINEER ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN. IF IN THE OPINION OF THE ENGINEER, THE STAKES ARE NOT MAINTAINED INTACT AND CANNOT BE VERIFIED AS TO THEIR ORIGIN, ANY REMEDIAL WORK REQUIRED TO CORRECT ANY ITEM OR IMPROPER CONSTRUCTION WORK IN THIS DEVELOPMENT SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.
18. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
19. ANY CONSTRUCTION WATER OBTAINED FROM THE CITY WATER SOURCE MUST BE METERED. CONTACT CITY TO REQUEST A METER.
20.

CIVIL CONSTRUCTION NOTES:

1. CONTRACTOR TO FIELD VERIFY EXIST. CONDITIONS PRIOR TO START OF CONSTRUCTION.
2. ALL YARD PIPING SHALL BE SURVEYED FOR VERTICAL AND HORIZONTAL ALIGNMENT PRIOR TO BACKFILL. DATA SHALL BE PROVIDED TO ENGINEER FOR RECORD DRAWINGS.

LEGEND



DETAIL OR SECTION LETTER
SHEET WHERE DETAIL IS SHOWN
ASPHALT
DECOMPOSED GRAVEL FILL
CONCRETE
BACKFILL
ENGINEERED BACKFILL
DEMO
EXISTING 1' CONTOUR
EXISTING PLANT DRAIN
EXISTING REUSE WATER
EXISTING INFLUENT
NEW POTABLE WATER
CONSTRUCTION NOTES INCL. FITTINGS, VALVES & MISC. EQUIPMENT (SEE THE SAME SHT.)
EQUIPMENT CALL OUT (SEE EQUIPMENT LIST)
CONTROL PANEL
DETAIL LETTER / SHEET #
EXISTING AREA LIGHT
HOSE BIB
PROPERTY LINE

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
A/C	AIR CONDITIONER
ADF	AVERAGE DAY FLOW
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ARV	AIR RELEASE VALVE
AUTO	AUTOMATIC
AUX	AUXILIARY
AVV	AIR VACUUM VALVE
AWS	ALARM WATER SURFACE
BO	BLOWOFF
BC	BEGINNING OF CURVE
BF	BLIND FLANGE
BLDG	BUILDING
BM	BEAM, BENCHMARK
BOD	BIOCHEMICAL OXYGEN DEMAND
BOS	BOTTOM OF SURFACE
BOT	BOTTOM
BVC	BEGIN VERTICAL CURVE
CATV	CABLE TELEVISION
CFH	CUBIC FOOT PER HOUR
CFM	CUBIC FOOT PER MINUTE
CFS	CUBIC FOOT PER SECOND
CH	CHUCK
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COTG	CLEANOUT TO GRADE
CONST	CONSTRUCTION
CPLG	COUPLING
CPVC	CHLORINATED POLYVINYL CHLORIDE
CTR	CENTER
CV	CHECK VALVE
CW	COLD WATER
CYL	CYLINDER
D	DRAIN
DAF	DISSOLVED AIR FLOATATION
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DO	DISSOLVED OXYGEN
DTL	DETAILS
DWG	DRAWING
E	ELECTRICAL
EA	EACH
EC	END OF CURVE
ECC	ECCENTRIC
EF	EACH FACE
EFF	EFFLUENT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
EW	EACH WAY
EXH	EXHAUST
EX	EXISTING
FC	FLEXIBLE COUPLING
FD	FLOOR DRAIN
FF	FINISH FLOOR
FG	FINISHED GROUND
FH	FIRE HYDRANT
FL	FLOW LINE
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FPS	FEET PER SECOND
FS	FINISH SLAB
FT	FEET
FUT	FUTURE
G	GAS
GA	GAUGE
GAL	GALLONS
GALV	GALVANIZED
GB	GRADE BREAK
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
H/A	HAND-AUTOMATIC
HOA	HAND-OFF-AUTOMATIC
HORIZ	HORIZONTAL
HP	HIGH POINT
HWS	HIGH WATER SURFACE
HZ	HERTZ
ID	INSIDE DIAMETER
I&C	INSTRUMENTATION & CONTROLS INTEGRATOR
IN	INCHES
INF	INFLUENT
IRR	IRRIGATION
INV	INVERT
JB	JUNCTION BOX
LBS	POUNDS
LBS/D	POUNDS PER DAY
LF	LINEAR FEET
LP	LOW PRESSURE
LWL	LOW WATER LEVEL
LWS	LOW WATER SURFACE
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MECH	MECHANICAL
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MG/L	MILLIGRAMS PER LITER
MH	MANHOLE OR MAINTENANCE HOLE
MIN	MINIMUM, MINUTE
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLSS	MIXED LIQUOR SUSPENDED SOLIDS
MMADF	MAX MONTH AVERAGE DAY FLOW
N	NORTHING
N/C	NORMALLY CLOSED
N/O	NORMALLY OPEN
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
NPSH	NET POSITIVE SECTION HEAD
OC	ON CENTER
OD	OUTSIDE DIAMETER
OD	OXIDATION DITCH (EAST OR WEST)
PG	PRESSURE GAUGE
PI	POINT OF INTERSECTION
PO	PUSH ON
PP	POWER POLE, PIPE PENETRATION
PRFV	PRESSURE RELIEF VALVE
PRC	POINT OF REVERSE CURVE
PRV	PRESSURE REGULATING (REDUCING) VALVE
PS	PRESSURE SWITCH, PIPE SUPPORT
PSI	POUNDS PER SQUARE INCH
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PW	POTABLE WATER
R	RADIUS
RAS	RETURN ACTIVATED SLUDGE
RED	REDUCER
REQ'D	REQUIRED
RPM	REVOLUTIONS PER MINUTE
RQMT	REQUIREMENT
R&R	REMOVE AND RELOCATE (REINSTALL)
R&S	REMOVE AND SAVE (SALVAGE)
R/W	RIGHT OF WAY
R&W	REMOVE AND WASTE
RW	RECLAIMED WATER
S	SLOPE
SS	SANITARY SEWER
SBR	SEQUENTIAL BATCH REACTOR
SCH	SCHEDULE
SD	STORM DRAIN
SE	SECONDARY EFFLUENT
SEC	SECTION
SHT	SHEET
SOV	SHUT-OFF VALVE
SPEC	SPECIFICATION
SQ.	SQUARE
SST	STAINLESS STEEL
ST	STREET
STA	STATION
T&B	TOP AND BOTTOM
TB	THRUST BLOCK
TBA	TO BE ABANDONED
TDH	TOTAL DYNAMIC HEAD
TEL	TELEPHONE
TEMP	TEMPERATURE
TOS	TOP OF SLAB
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VAC	VOLTS ALTERNATING CURRENT
VERT	VERTICAL
VCP	VITRIFIED CLAY PIPE
W	WATER
WAS	WASTE ACTIVATED SLUDGE
W/O	WITHOUT
WS	WATER SURFACE

CALL TWO WORKING DAYS BEFORE YOU DIG
602-659-7500
1-800-STAKE-IT
(OUTSIDE YUMA COUNTY)

NO	BY	DATE	REVISIONS	DATE	APP.

Registered Professional Engineer (Civil) — DUONG T. DO — 40050 — Arizona, U.S.A. — Date Signed 3/31/24 — Expires 12/31/24

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PREPARED BY: DUONG T. DO
R.C.E. NO. 40050 — PROJECT ENGINEER
EXP: 12/31/2024
DRAWN: WAW
SCALE:
DESIGNED: DTD
CHECKED: DTD
DATE: APR 2024

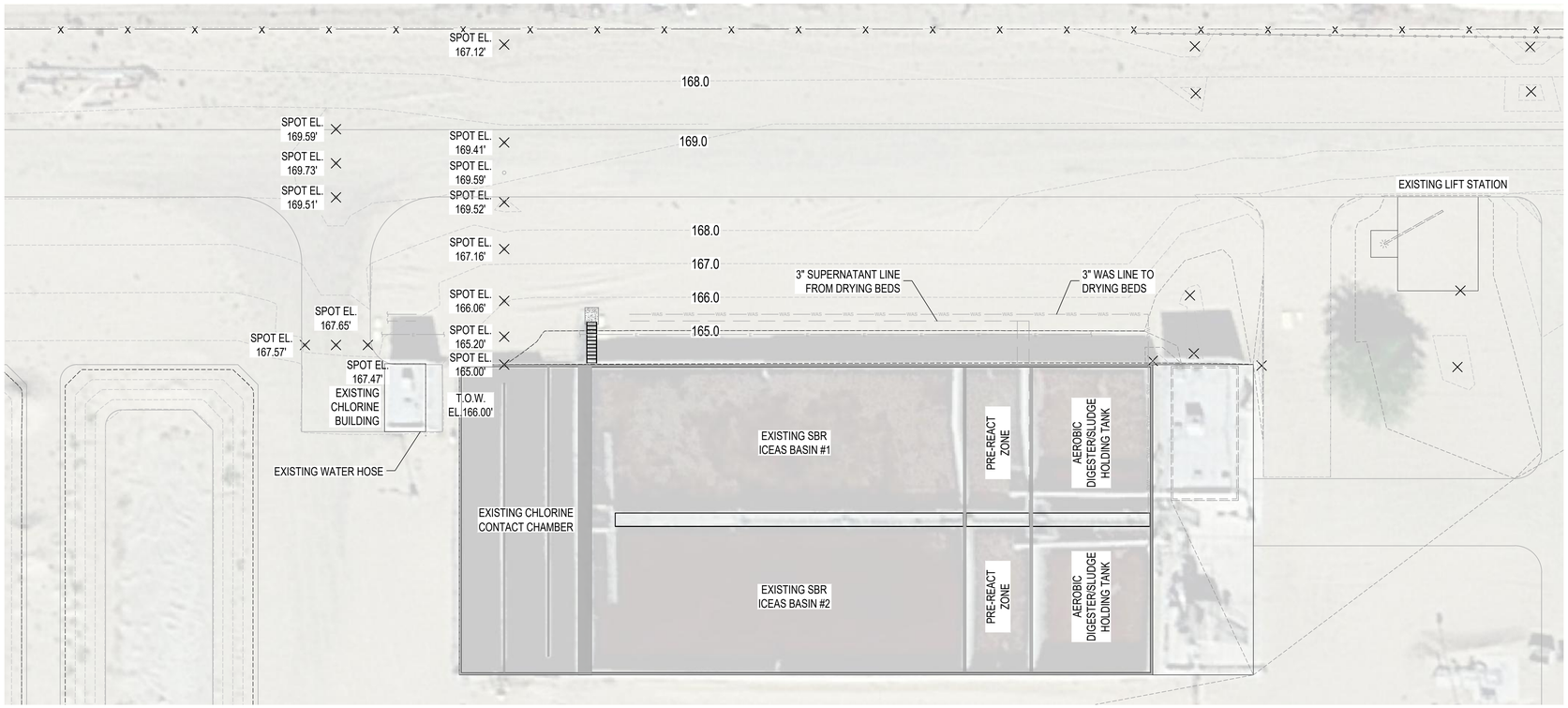
TITLE: GENERAL NOTES

JOB: CITY OF SAN LUIS EAST WWTP CHLORINE BAY (STRUCTURAL PLANS) — SAN LUIS, AZ.

PACE — Advanced Water Engineering

SHEET G2.0
---- OF -- SHEETS

JOB NO. C292



NOTES:

1. ELEVATION POINTS WERE PROVIDED BY THE CITY TO CREATE A LOCAL ELEVATION POINT

OVERALL SITE PLAN

SCALE: 1" = 20'

NORTH

20 10 0 20 40

NO	BY	DATE	REVISIONS	DATE	APP.

Registered Professional Engineer (Civil) DUONG T. DO 40050 Date Signed 3-1-24 ARIZONA, U.S.A.

Expires 12/31/24

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PREPARED BY
DUONG T. DO
PROJECT ENGINEER
R.C.E. NO. 40050
EXP: 12/31/2024

DRAWN WAW
SCALE
DESIGNED DTD
CHECKED DTD
DATE APR 2024

TITLE
OVERALL SITE LAYOUT

JOB
CITY OF SAN LUIS
EAST WWTP
CHLORINE BAY
(STRUCTURAL PLANS)
SAN LUIS, AZ

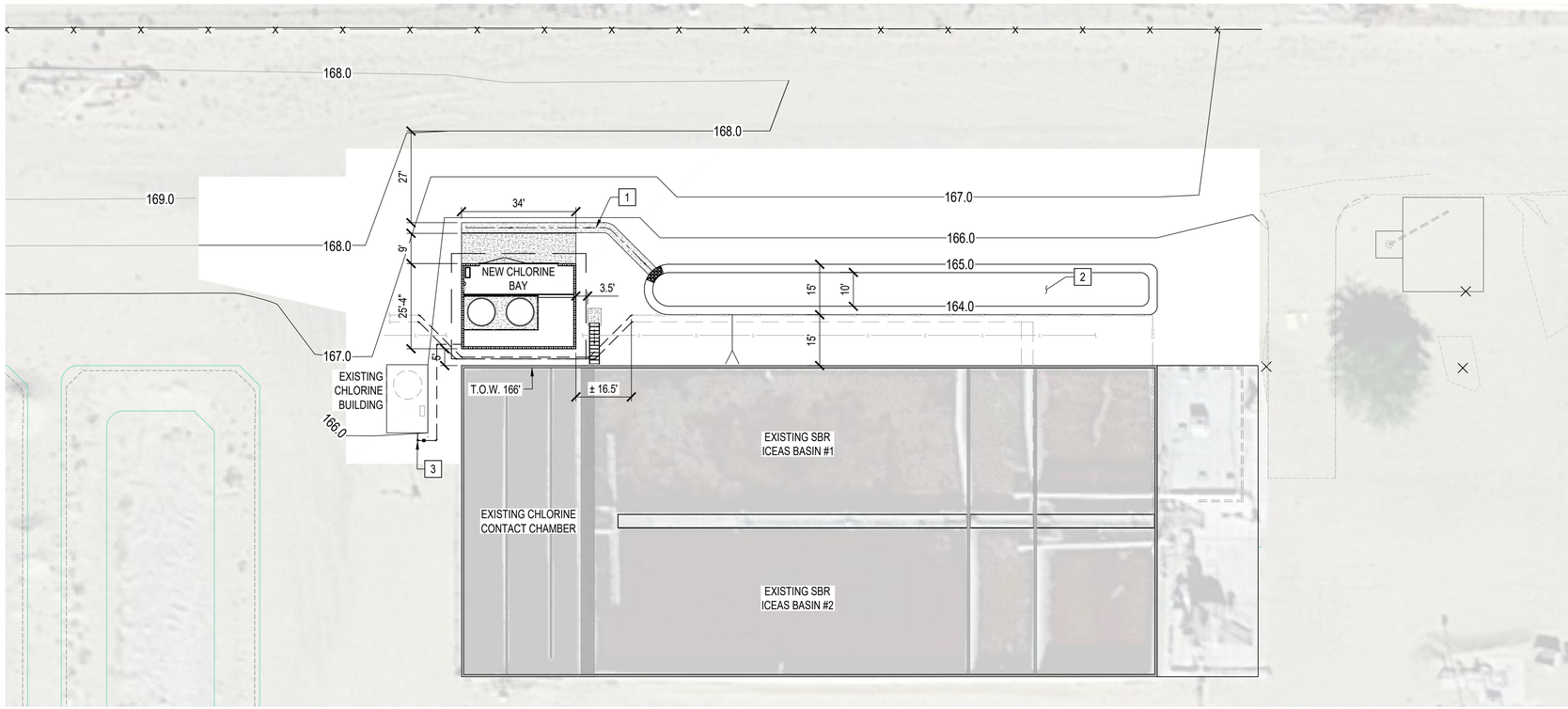
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Advanced Water Engineering

SHEET
C1.0
---- OF -- SHEETS

JOB NO. C292

CONSTRUCTION NOTES:

1. INSTALL 3' WIDE CONCRETE SWALE W/ 1' WIDE DRAINAGE BOTTOM
2. INSTALL DETENTION BASIN, 10' WIDE, SCARIFY BOTTOM
3. LOCATE AND CONNECT TO EXISTING WATER LINE FROM EXISTING CHLORINE BUILDING. SCH 40 PVC (MATCH EXISTING SIZE). INSTALL WITH 24" COVER.



PROPOSED SITE PLAN

SCALE: 1" = 20'

NORTH

20 10 0 20 40

NO	BY	DATE	REVISIONS	DATE	APP.

Registered Professional Engineer (Civil)
DUONG T. DO
40050
Date Signed 12/31/24
ARIZONA, U.S.A.
Expires 12/31/24

PREPARED BY
DUONG T. DO
PROJECT ENGINEER
R.C.E. NO. 40050
EXP: 12/31/2024

DRAWN WAW
DESIGNED DTD
CHECKED DTD
SCALE
DATE APR 2024

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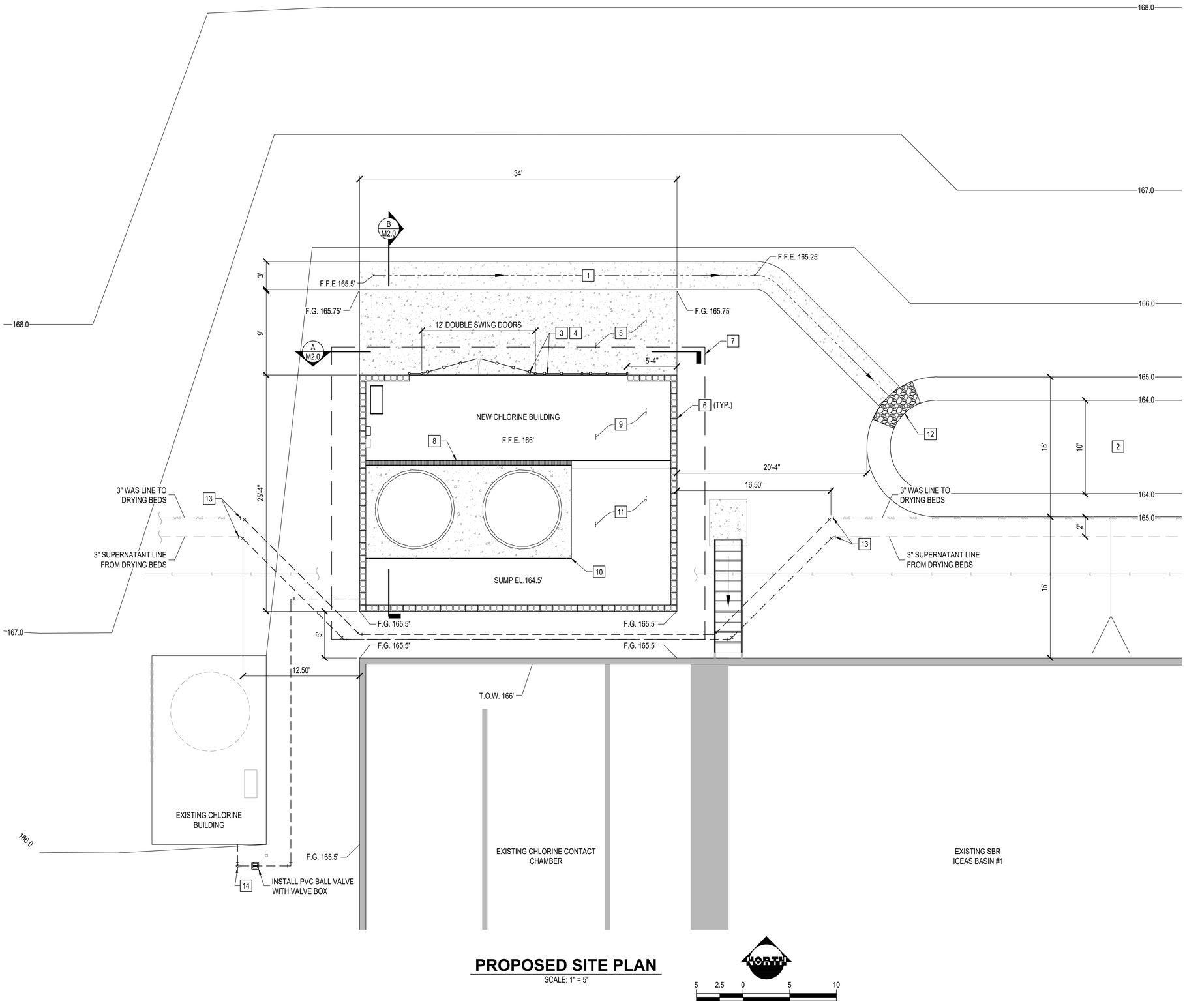
TITLE
OVERALL PROPOSED GRADING

JOB
CITY OF SAN LUIS
EAST WWTP
CHLORINE BAY
(STRUCTURAL PLANS)
SAN LUIS, AZ

PACE
Advanced Water Engineering

SHEET
C2.0
---- OF -- SHEETS

JOB NO. C292



PROPOSED SITE PLAN

SCALE: 1" = 5'

NORTH

5 2.5 0 5 10

CONSTRUCTION NOTES:

1. INSTALL 3' WIDE CONCRETE SWALE W/ 1' WIDE DRAINAGE BOTTOM
2. INSTALL DETENTION BASIN, 10' WIDE, SCARIFY BOTTOM
3. INSTALL 12' WIDE SWING GATE AND 6' HIGH TUBE STEEL FENCE
4. 2" x 2" x 3/16" H.S.S. PERIMITER GATE WITH 2" x 2" WIRE MESH
5. CONSTRUCT CONCRETE SLAB PER STRUCTURAL PLAN
6. CONSTRUCT CMU WALLS PER STRUCTURAL PLAN
7. CONSTRUCT OVER HEAD CANOPY PER STRUCTURAL PLAN
8. INSTALL 6" TRENCH DRAIN W/ OPEN END DRAIN INTO SUMP PER STRUCTURAL PLAN
9. CHLORINE BAY FOUNDATION PER STRUCTURAL PLAN
10. CONSTRUCT TANK CONCRETE EQUIPMENT PAD PER STRUCTURAL PLAN
11. CONSTRUCT CONCRETE SUMP PER STRUCTURAL PLAN
12. INSTALL RIPRAP, D50=4"
13. INSTALL 45° ELBOW, MATCH EXISTING MATERIAL & PIPE SIZE. CONNECT TO EXISTING BURIED WAS & SUPERNATANT LINES
14. LOCATE AND CONNECT TO EXISTING WATER LINE FROM EXISTING CHLORINE BUILDING. SCH 40 PVC (MATCH EXISTING SIZE). INSTALL WITH 24" COVER.

NO	BY	DATE	REVISIONS	DATE	APP.

Registered Professional Engineer (Civil) — DUONG T. DO — 40050 — Date Signed 3-29-24 — ARIZONA, U.S.A. — Expires 12/31/24

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PREPARED BY: DUONG T. DO — PROJECT ENGINEER — R.C.E. NO. 40050 — EXP. 12/31/2024

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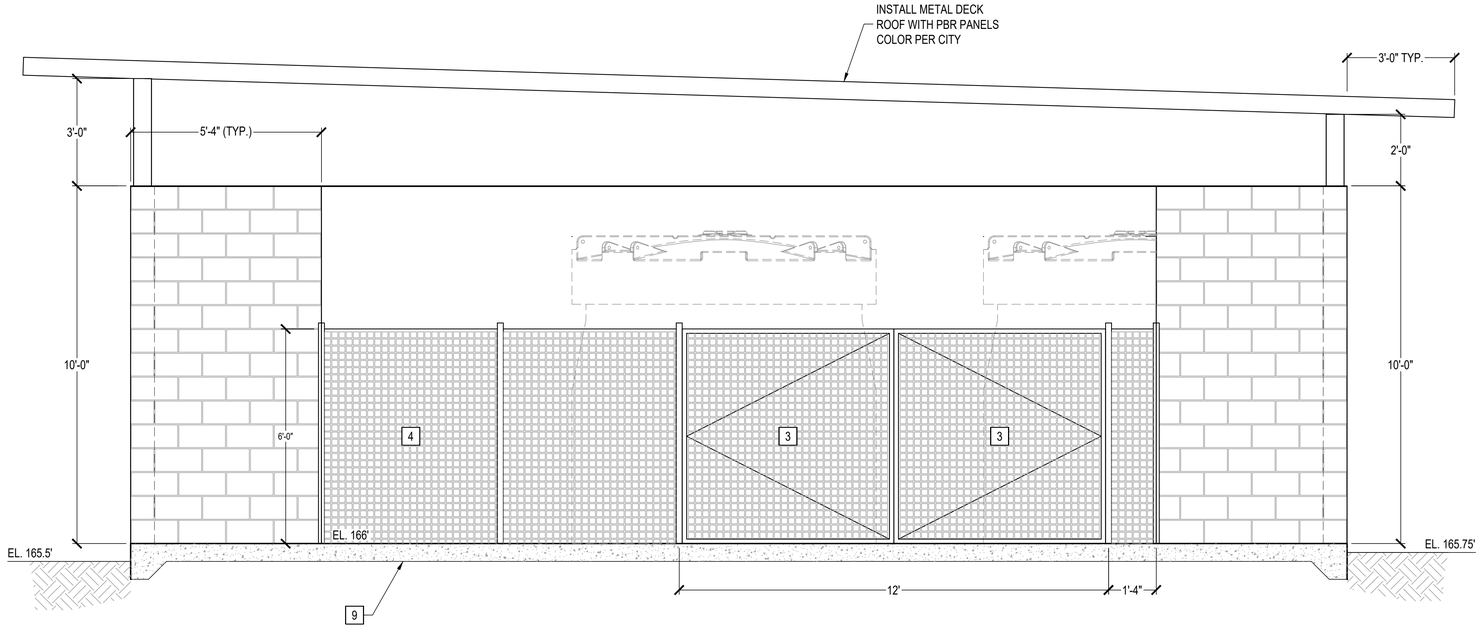
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JOB: CITY OF SAN LUIS EAST WWTP CHLORINE BAY (STRUCTURAL PLANS) — SAN LUIS, AZ.

PACE Advanced Water Engineering

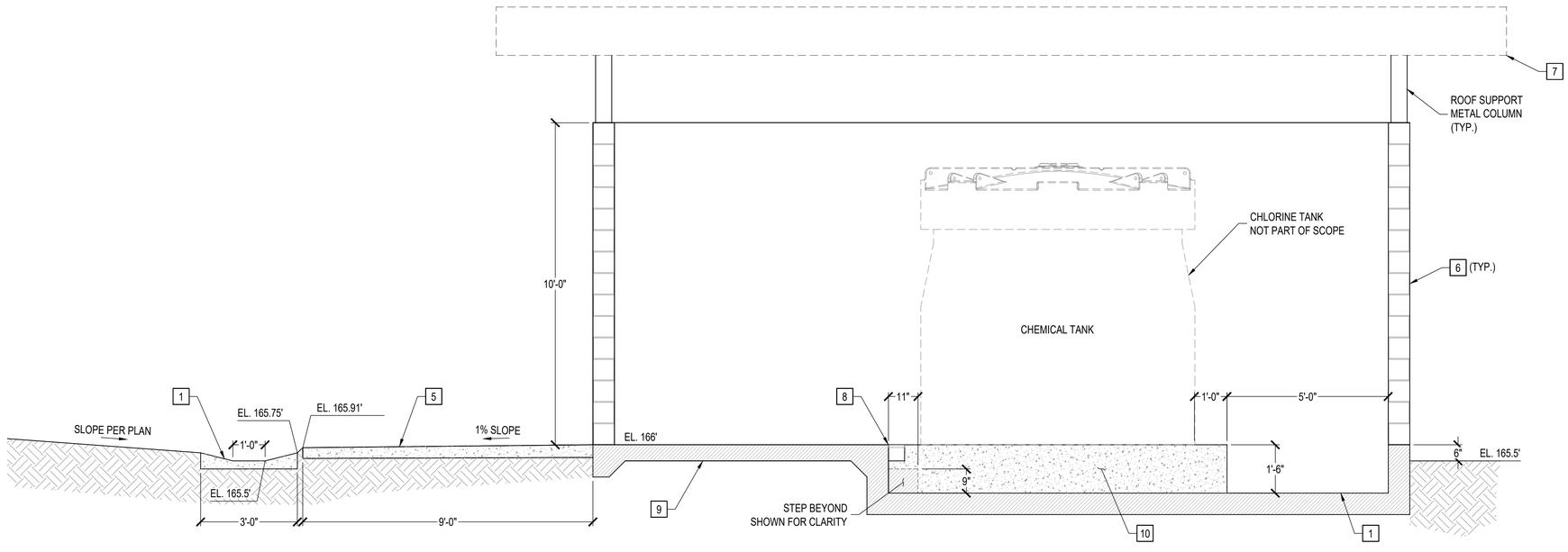
SHEET C2.1 ---- OF -- SHEETS

JOB NO. C292



SECTION - A

SCALE: 1/2" = 1'-0"



SECTION - B

SCALE: 1/2" = 1'-0"

CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE SUMP PER STRUCTURAL PLAN
2. INSTALL 3' WIDE CONCRETE SWALE W/1' WIDE DRAINAGE BOTTOM
3. INSTALL 12' WIDE SWING GATE AND 6' HIGH TUBE STEEL FENCE
4. 2" x 2" x 3/16" H.S.S. PERIMITER GATE WITH 2" x 2" WIRE MESH
5. CONSTRUCT CONCRETE SLAB PER STRUCTURAL PLAN
6. CONSTRUCT CMU WALLS PER STRUCTURAL PLAN
7. CONSTRUCT OVER HEAD CANOPY PER STRUCTURAL PLAN
8. INSTALL 6" TRENCH DRAIN W/ OPEN END DRAIN INTO SUMP PER STRUCTURAL PLAN
9. CHLORINE BAY FOUNDATION PER STRUCTURAL PLAN
10. CONSTRUCT TANK CONCRETE EQUIPMENT PAD PER STRUCTURAL PLAN

NO	BY	DATE	REVISIONS	DATE	APP.

Registered Professional Engineer (Civil)
DUONG T. DO
40050
Date Signed 12/31/24
ARIZONA, U.S.A.
Expires 12/31/24

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PROJECT ENGINEER
R.C.E. NO. 40050
EXP: 12/31/2024

SCALE

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DESIGNED DTD
CHECKED DTD

DATE APR 2024

TITLE
CHLORINE BAY SECTIONS

JOB
CITY OF SAN LUIS
EAST WWTP
CHLORINE BAY
(STRUCTURAL PLANS)
SAN LUIS, AZ

PACE
Advanced Water Engineering

SHEET
C2.2
---- OF - - SHEETS

JOB NO. C292

GENERAL STRUCTURAL NOTES

APPLY UNLESS NOTED OTHERWISE

PK ASSOCIATES, LLC
6900 E. Belleview Ave. #200
Greenwood Village, Colorado 80111
Phone: (720) 799-1058
Email: cadd@pkastructural.com
Website: www.pkastructural.com

BUILDING CODE:

2018 EDITION OF THE INTERNATIONAL BUILDING CODE, WITH CITY OF SAN LUIS AMENDMENTS.

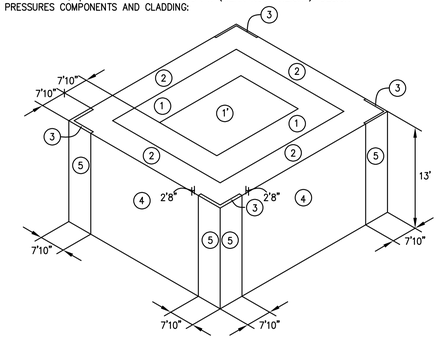
LOADS:

ROOF LIVE LOAD = 20 PSF (REDUCIBLE).
TOTAL ROOF DEAD LOAD = 20 PSF.

WIND:

THE STRUCTURE AND ITS COMPONENTS ARE DESIGNED FOR WIND LOADS AS DEFINED BY THE BUILDING CODE, WHERE:

BASIC WIND SPEED 120 MPH.
RISK CATEGORY: III.
WIND EXPOSURE: C.
VELOCITY PRESSURE, qz = 18.5 PSF AT h = 13 FT. (MEAN ROOF HEIGHT). DESIGN WIND PRESSURES COMPONENTS AND CLADDING:



*PRESSURES SHOWN ARE ULTIMATE. MULTIPLY BY 0.6 FOR SERVICE LEVEL PRESSURES.

LOCATION	ZONE	EFFECTIVE WIND AREA (SF)	DESIGN WIND PRESSURE (PSF)*	
ROOF	1'	10	+16.0	−26.8
		20	+16.0	−26.8
		50	+16.0	−26.8
		100	+16.0	−26.8
	1	10	+16.0	−41.6
		20	+16.0	−39.3
		50	+16.0	−36.2
		100	+16.0	−34.0
	2	10	+16.0	−52.6
		20	+16.0	−49.7
		50	+16.0	−45.8
		100	+16.0	−42.9
	3	10	+16.0	−69.3
		20	+16.0	−63.4
		50	+16.0	−55.6
		100	+16.0	−49.7
WALLS	4	10	+26.8	−28.4
		20	+25.9	−27.6
		50	+24.7	−26.4
		100	+23.8	−25.5
		500	+21.8	−23.5
	5	10	+26.8	−33.4
		20	+25.9	−31.7
		50	+24.7	−29.3
		100	+23.8	−27.6
		500	+21.8	−23.5

ZONE1: INTERIOR AREA OF ROOF AWAY FROM BUILDING EXTERIOR WALLS.
ZONE2: ROOF AREAS WITHIN 7'−10" OF EXTERIOR WALLS.
ZONE3: ROOF AREAS WITHIN 7'−10" OF BUILDING CORNERS.
ZONE4: EXTERIOR WALLS AWAY FROM BUILDING CORNERS.
ZONE5: EXTERIOR WALLS WITHIN7'−10" OF BUILDING CORNERS.
−DESIGN WIND PRESSURES − PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM EXTERIOR SURFACE.
−LINEAR INTERPOLATION BETWEEN VALUES OF TRIBUTARY AREA IS PERMISSIBLE.

SEISMIC:

RISK CATEGORY = II.
Seismic Importance Factor: Ie = 1.0.
DESIGN CATEGORY = D.
SITE CLASS D. (ASSUMED VALUE PER ASCE 7−16 SECTION 11.4.3)
Ss = 0.639, S1 = 0.269, R = 5.
Sds = 0.549, Sd1 = 0.371.
BASIC SEISMIC−FORCE−RESISTING SYSTEM (SPECIAL REINFORCED MASONRY SHEAR WALLS).
ANALYSIS PROCEDURE USED (EQUIVALENT LATERAL FORCE PROCEDURE).
Cs = 0.137 (FACTORED).
Vbase = 8.6k (FACTORED).

FOUNDATIONS:

NO SOILS REPORT PROVIDED. ASSUMED SOIL BEARING VALUE A MIMINIMUM OF 1500 PSF. SPREAD FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL. BOTTOM OF FOOTING TO BE 12" MINIMUM BELOW FINISHED GRADE. (THESE FOOTING DEPTHS ARE MINIMUMS AND THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO ENSURE THESE MINIMUMS ARE SUFFICIENT FOR THE WORK.) FINISHED GRADE IS DEFINED AS TOP OF SLAB FOR INTERIOR FOOTINGS AND LOWEST ADJACENT GRADE WITHIN 5 FEET FOR PERIMETER FOOTINGS. FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY SOILS ENGINEER PRIOR TO PLACEMENT OF CONCRETE.

CONCRETE:

MINIMUM 28 DAY STRENGTH 3,000 PSI EXCEPT AS FOLLOWS: (TYPE II, U.N.O.)

SLABS ON GRADE AND CURBS----------3,000 PSI
FOUNDATIONS----------3,000 PSI (SEE SCHEDULE)

MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED BE VIBRATED ONLY AROUND UNDER−FLOOR DUCTS, ETC. MAXIMUM SLUMP 4 1/2" FOR CONCRETE WITHOUT PLASTICIZER. IF PLASTICIZER IS USED, A HIGHER FINAL SLUMP MAY BE ALLOWED UPON STRUCTURAL ENGINEER'S APPROVAL. CAST CLOSURE POUR AROUND COLUMNS AFTER COLUMN DEAD LOAD IS APPLIED. UNLESS APPROVED OTHERWISE IN WRITING BY THE ARCHITECT, ALL CONCRETE SLABS ON GRADE SHALL BE BOUND BY CONTROL JOINTS (KEYED OR SAW CUT), SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 225 SQUARE

CONCRETE (CONTINUED):

FEET. KEYED CONTROL JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING, ALL OTHER JOINTS MAY BE SAW CUT. CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS FOR APPROVAL PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL REVIEW ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR SPECIAL SLAB TREATMENTS AND VAPOR BARRIERS REQUIRED FOR FINISH FLOORING.

REINFORCING:

ASTM A615 (Fy = 60 KSI) DEFORMED BARS FOR ALL BARS. ALL GRADE 60 REINFORCING TO BE WELDED SHALL BE ASTM A706. WELDED WIRE FABRIC PER ASTM A185, WIRE PER ASTM A82. NO TACK WELDING OF REINFORCING BARS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE WITH THE STRUCTURAL ENGINEER. LATEST ACI CODE AND DETAILING MANUAL APPLY. CLEAR CONCRETE COVERAGES AS FOLLOWS UNLESS NOTED OTHERWISE IN THE CONCRETE FIRE RATING TABLE:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH -------- 3"
EXPOSED TO EARTH OR WEATHER
#6 OR LARGER ---------- 2"
#5 AND SMALLER ---------- 1 1/2"
COLUMNS (TO TIES) ---------- 1 1/2"
BEAMS (TO STIRRUPS) ---------- 1 1/2"
FLAT SLAB ---------- 3/4"
ALL OTHER PER LATEST EDITION OF ACI 318.

LAP SPLICES IN CONCRETE:

LAP SPLICES, UNLESS NOTED OTHERWISE, SHALL BE CLASS "B" TENSION LAP SPLICES PER LATEST EDITION OF ACI 318. LAP SPLICES IN CONCRETE COLUMNS SHALL BE TENSION LAP SPLICES. STAGGER SPLICES A MINIMUM OF ONE LAP LENGTH. LAPS IN WELDED WIRE FABRIC SHALL BE MADE SO THAT THE OVERLAP, MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET, IS NOT LESS THAN THE SPACING OF CROSS WIRES PLUS 2 INCHES. ALL WELDED WIRE FABRIC SHALL BE CHAIRED TO ENSURE PROPER CLEARANCES.

ALL SPLICE LOCATIONS SUBJECT TO APPROVAL BY THE STRUCTURAL ENGINEER. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS. REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON CENTERS. ALL BARS PER CRSI SPECIFICATIONS AND HANDBOOK. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION WITH STANDARD 90−DEGREE HOOKS UNLESS NOTED OTHERWISE. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. CONCRETE COLUMN DOWEL EMBEDMENT SHALL BE A TENSION LAP DOWEL WITH EMBEDMENT ACCORDING TO THE LATEST EDITION OF THE ACI 318.

MASONRY:

MECHANICALLY VIBRATE GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN ABOUT 5 MINUTES LATER. PROVIDE CLEANOUTS IF GROUT LIFT EXCEEDS 4'−0" IN BLOCK WALLS. MAXIMUM GROUT LIFT SHALL BE 8'−0". UNLESS NOTED OTHERWISE ON THE PLANS, PLACE CONTROL JOINTS IN MASONRY WALLS SUCH THAT NO STRAIGHT RUN OF WALL EXCEEDS 24'−0". CONTROL JOINTS SHALL NOT OCCUR WITHIN 8'−0" OF WALL CORNERS, INTERSECTIONS, ENDS, WITHIN 24" OF CONCENTRATED POINTS OF BEARING OR JAMBS, OR OVER OPENINGS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID. LAP SPLICES SHALL BE AS FOLLOWS:

BAR SIZE	#3	#4	#5	#6	#7	#8
#9 BAR LAPS (inches)	27	36	45	54	63	72
81						

HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT, RUNNING BOND, MORTAR TYPE S (1800 PSI), COMPRESSIVE STRENGTHS AS FOLLOWS:

F'm(PSI) UNIT STRENGTH, NET (PSI)	GROUT (PSI)	LOCATION
2000	2000	TYPICAL U.N.O.
2500	3250	WHERE NOTED
3000	4500	WHERE NOTED

SOLID BRICK MASONRY UNITS SHALL CONFORM TO ASTM C216, GRADE MW, TYPE FBS, F'm − 1,500 PSI, RUNNING BOND, MORTAR TYPE S, 1,800 PSI. GROUT 2,000 PSI. LAY UP TWO−WYTHE WALL WITH FULL HEAD AND BED MORTAR JOINTS. ALL LONGITUDINAL VERTICAL JOINTS SHALL BE GROUTED SOLID. ONE TIER MAY BE CARRIED UP 16" BEFORE GROUTING, BUT THE OTHER TIER SHALL BE LAID UP AND GROUTED IN LIFTS NOT TO EXCEED SIX TIMES THE WIDTH OF THE GROUT SPACE OR 8" MAXIMUM. AT THE CONTRACTORS OPTION, TWO−WYTHE WALLS MAY BE GROUTED IN FOUR−FOOT LIFTS PROVIDING IT MEETS ALL THE REQUIREMENTS OF I.C.B.O. REPORT 3038. ROD GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN ABOUT 5 MINUTES LATER.

VERTICAL REINFORCING:

1 #5 IN CENTER OF GROUT AT CENTER OF WALL, CONTINUOUS FULL HEIGHT OF WALL AT ALL CORNERS, INTERSECTIONS, WALL ENDS, BEAM BEARINGS, JAMBS, EACH SIDE OF CONTROL JOINTS AND AT INTERVALS NOT TO EXCEED 48" O.C. UNLESS NOTED OTHERWISE. TIE AT 8'−0" VERTICALLY, WITH SINGLE WIRE LOOP TIE BY A.A. WIRE PRODUCTS COMPANY. LAP SPLICES SHALL BE AS PER SCHEDULE UNDER "MASONRY" SECTION. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION WITH DOWELS TO MATCH VERTICAL REINFORCING.

HORIZONTAL REINFORCING:

2 #5 IN MINIMUM 8" DEEP GROUTED CONTINUOUS BOND BEAM AT (ELEVATED FLOORS AND) ROOFLINE. 1 #5 IN MINIMUM 8" DEEP GROUTED CONTINUOUS BOND BEAM AT TOP OF PARAPET OR TOP OF A FREESTANDING WALL AND AT BOTTOM OF WALL. USE 1 #4 HORIZONTAL BOND BEAM AT 48" O.C. VERTICALLY SPACED FOR ALL WALLS WITHOUT RUNNING BOND (STACKED BOND). PLACE THESE BARS CONTINUOUS THRU CONTROL JOINTS PER TYPICAL DETAIL. PROVIDE BENT BARS PER TYPICAL DETAILS, TO MATCH HORIZONTAL BOND BEAM REINFORCING, AT CORNERS AND WALL INTERSECTION TO MAINTAIN BOND BEAM CONTINUITY. LAP SPLICES SHALL BE AS PER SCHEDULE UNDER "MASONRY" SECTION. DO NOT SPLICE WITHIN 8'−0" OF CONTROL JOINTS. USE STANDARD WEIGHT (NO. 9 GAGE WIRE) DUR−O−WAL OR DUR−O−WIRE (OR EQUIVALENT) LADDER TYPE JOINT REINFORCEMENT AT 16" O.C. IN MASONRY WALLS.

STRUCTURAL STEEL:

STEEL SETIONS − MINIMUM GRADE AND STRENGTH

STEEL WIDE FLANGES	= ASTM A992 (50KSI)
STEEL CHANNELS	= ASTM A36 (36KSI)
STEEL ANGLES	= ASTM A36 (36KSI)
STEEL COLUMN BASE PLATES	= ASTM A992 (50KSI)
STEEL PLATES AT MOMENT FRAME AND BRACED FRAME CONNECTIONS	= ASTM A992 (50KSI)
STEEL PLATES (MISCELLANEOUS)	= ASTM A36 (36KSI)
STEEL HSS (RECTANGLE)	= ASTM A500 (46KSI)
STEEL HSS (ROUND)	= ASTM A500 (42KSI)
STEEL PIPES	= ASTM A501 (36KSI) − OR − ASTM A53 (35KSI), TYPE E OR S

NOTE: ALL 36KSI STEEL MAY BE SUBSTITUTED WITH 50KSI STEEL UNLESS NOTED OTHERWISE.

ALL CONSTRUCTION PER LATEST AISC HANDBOOK. ALL REFERENCE TO HEADED STUDS SHALL BE HIGH STRENGTH HEADED STUDS. ATTACHMENT OF HEADED STUDS SHALL CONFORM TO ALL REQUIREMENTS OF THE LATEST EDITION OF THE "RECOMMENDED PRACTICES FOR STUD WELDING" AND THE "STRUCTURAL WELDING CODE" PUBLISHED BY AWS. ALL BOLTS, ANCHOR BOLTS, EXPANSION BOLTS, ETC. SHALL BE INSTALLED WITH STEEL WASHERS AT FACE OF WOOD OR AT SLOTTED HOLES IN STEEL SECTIONS. ALL WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF

STRUCTURAL STEEL (CONTINUED):

WELD SHOWN ON THE DRAWINGS OR NOTES. CERTIFICATES SHALL BE THOSE ISSUED BY AN ACCEPTED TESTING AGENCY. ALL WELDING DONE BY E70 SERIES LOW HYDROGEN RODS UNLESS NOTED OTHERWISE. FOR GRADE 60 REINFORCING BARS, USE E90 SERIES. ALL WELDING PER LATEST AMERICAN WELDING SOCIETY STANDARDS, (EXCEPT STEEL JOISTS AND JOIST GIRDERS SHALL COMPLY WITH SJI STANDARDS). THESE DRAWINGS DO NOT DISTINGUISH BETWEEN SHOP AND FIELD WELDS; THE CONTRACTOR MAY SHOP WELD OR FIELD WELD AT HIS DISCRETION. SHOP WELDS AND FIELD WELDS SHALL BE SHOWN ON THE SHOP DRAWINGS SUBMITTED FOR REVIEW. WHEN STRUCTURAL STEEL IS FURNISHED TO A SPECIFIED MINIMUM YIELD POINT GREATER THAN 36 KSI, THE ASTM OR OTHER SPECIFICATION DESIGNATION SHALL BE INCLUDED NEAR THE ERECTION MARK ON EACH SHIPPING ASSEMBLY OR IMPORTANT CONSTRUCTION COMPONENT, OVER ANY SHOP COAT OF PAINT, PRIOR TO SHIPMENT FROM THE FABRICATOR'S PLANT. STRUCTURAL STEEL COMPONENTS, AND FASTENERS AT ALL EXTERIOR CONDITIONS SHALL BE GALVANIZED OR PROTECTED AGAINST CORROSION USING APPROVED METHOD PUBLISHED BY AISC OR ANSI. WELDS ON GALVANIZED STEEL SHALL FOLLOW AWS D−19.0 SPECIFICATIONS.

STRUCTURAL BOLTS:

ALL STRUCTURAL BOLTS SHALL BE ASTM F3125 GRADE A325 TYPE 1 AND SHALL BE INSTALLED AS BEARING−TYPE CONNECTIONS WITH THREADS INCLUDED IN SHEAR PLANE (I.E. A TYPE "N" CONNECTION) UNLESS NOTED OTHERWISE. USE A325 TYPE 3 BOLTS AT ALL CONNECTIONS EXPOSED TO WEATHERING. USE SC (SLIP CRITICAL) AT ALL MOMENT FRAMES AND BRACED FRAMES. USE ASTM A354 BOLTS WHERE THE BOLT LENGTH REQUIRED FOR THE CONNECTION EXCEEDS THE MINIMUM LENGTH OF AN A325 BOLT. BOLTS MAY BE TIGHTENED USING ANY AISC APPROVED METHOD. ALL STRUCTURAL BOLTING SHALL BE INSPECTED BY AN INDEPENDENT TESTING LABORATORY TO ENSURE BOLT TENSION.

STEEL DECKING:

ROOF DECK:

DECK SHALL BE 1 1/2" DEEP, 36" WIDE, 20 GAGE PAINTED (GALVANIZED) STEEL, WITH MINIMUM YIELD STRESS OF 50 KSI, WITH MINIMUM S = 0.230 IN3 AND I = 0.219 IN4 PER FOOT OF WIDTH. DECK SHALL BE ERECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AS 1 SPAN MINIMUM AND SHALL BE ATTACHED FOR A MINIMUM DIAPHRAGM SHEAR CAPACITY OF 262 PLF USING THE FOLLOWING MINIMUM ATTACHMENTS:

WELD DECK TO SUPPORTING MEMBERS WITH 4 − 5/8" DIAMETER OR 3/8" X 1" PUDDLE WELDS PER SHEET AT ENDS, END LAPS AND AT INTERMEDIATE SUPPORTS, AND AT 12" O.C. AT PERIMETER BEAMS AND OPENING EDGES RUNNING PARALLEL TO THE DECK. SIDE SEAM ATTACHMENT SHALL BE BUTTON PUNCHES AT 12" O.C.

CONSTRUCTION JOINTS:

ELECTRICAL CONDUIT IN CONCRETE SLABS:

ELECTRICAL CONDUIT SHALL BE RIGID STEEL CONDUIT OR FLEXIBLE PLASTIC CONDUIT. ALUMINUM CONDUIT IS PROHIBITED. CONDUIT WITH A MAXIMUM OUTSIDE DIAMETER OF 1/6 TIMES THE SLAB THICKNESS MAY BE EMBEDDED IN ONE LAYER AT THE MID−DEPTH OF SLABS. MINIMUM CLEAR DISTANCE BETWEEN CONDUITS SHALL BE 3 TIMES CONDUIT DIAMETER. CONDUIT SHALL BE FIRMLY CHAIRED AND TIED TO PREVENT DISPLACEMENT DURING POURING. PLACE #3 AT 12 INCHES O.C. ADDITIONAL REINFORCING ABOVE AND BELOW, PERPENDICULAR TO THE CONDUIT. THE ADDED REINFORCING SHALL EXTEND 1'−0" PAST THE CONDUIT ON BOTH SIDES. FOR CONDUIT PLACED IN SLABS ON METAL DECKING, CONDUIT SHALL RUN IN THE METAL DECK FLUTES PER THE TYPICAL CONDUIT IN SLAB ON METAL DECK DETAIL.

CONCRETE INSERTS:

THIN SLAB TYPE INSERTS SHALL BE GALVANIZED AND HAVE THE FOLLOWING MINIMUM WORKING LOADS(A 4:1 RATIO OF ULTIMATE TO WORKING VALUES IS ASSUMED):

BOLT DIAMETER	WORKING LOAD SHEAR	TENSION
1/2"	1,000 LBS.	650 LBS.
5/8"	1,250 LBS.	700 LBS.
3/4"	1,600 LBS.	850 LBS.

COIL LOOP INSERTS SHALL BE GALVANIZED AND HAVE THE FOLLOWING MINIMUM WORKING LOADS(A 3:1 RATIO OF ULTIMATE TO WORKING VALUES IS ASSUMED):

BOLT DIAMETER	WORKING LOAD SHEAR	TENSION
1/2"	2,200 LBS.	2,820 LBS.
5/8"	3,000 LBS.	3,620 LBS.
3/4"	3,100 LBS.	3,660 LBS.

THREADED COIL RODS, COIL NUTS, ETC., USED IN CONJUNCTION WITH CONCRETE INSERTS, SHALL HAVE A WORKING LOAD EQUAL TO OR GREATER THAN THE CORRESPONDING CONCRETE INSERT. CONTRACTOR SHALL SUBMIT MANUFACTURER'S SIZE AND STRENGTH DATA PRIOR TO CONSTRUCTION TO THE STRUCTURAL ENGINEER THRU THE ARCHITECT. VALUES LISTED ABOVE ARE FOR RICHMOND STRUCTURAL CONNECTION INSERTS.

EXPANSION AND SCREW ANCHORS:

USE STUD TYPE EXPANSION ANCHOR WITH A SINGLE PIECE WEDGE ONLY WHERE NOTED ON PLANS. IF USE IS REQUESTED FOR OTHER THAN WHERE NOTED CONTACT STRUCTURAL ENGINEER THROUGH ARCHITECT FOR APPROVAL.

CONTRACTOR SHALL SUBMIT MANUFACTURER'S SIZE AND STRENGTH DATA TO ENGINEER THROUGH ARCHITECT PRIOR TO CONSTRUCTION. INSTALL ALL BOLTS AS OUTLINED IN MANUFACTURER'S SPECIFICATIONS, UTILIZING PROPER SIZE AND TYPE OF DRILL, CLEANING HOLE, DRIVING AND TIGHTENING BOLT.

IN CONCRETE:

ANCHORS USED MUST HAVE ICC APPROVAL AND INCLUDE HILTI KWIK BOLT TZ2 (ESR−4266), AND SIMPSON STRONG BOLT−2 (ESR−3037), AND DEWALT POWER−STUD+SD2 (ESR−2502), AND SIMPSON TITEN HD (ESR−2713), HILTI KWIK HUS−EZ (ESR−3027), AND DEWALT SCREW−BOLT+ (ESR−3889) OR APPROVED EQUAL.

IN MASONRY:

ANCHORS USED MUST HAVE ICC APPROVAL AND INCLUDE HILTI KWIK BOLT 3 (ESR−1385), AND SIMPSON STRONG BOLT−2 (ES−240), DEWALT POWER−STUD+SD1 (ESR−2966), HILTI KWIK HUS−EZ (ESR−3056) AND SIMPSON TITEN HD (ESR−1056), AND DEWALT SCREW−BOLT+ (ESR−4042) OR APPROVED EQUAL.

EPOXY ANCHORS IN CONCRETE AND MASONRY:

INJECTABLE ADHESIVE SHALL BE USED FOR INSTALLATION OF REINFORCING STEEL DOWELS OR THREADED ANCHOR RODS AND INSERTS INTO NEW OR EXISTING CONCRETE OR SOLID GROUTED CONCRETE MASONRY
CONCRETE MASONRY UNITS ONLY WHERE SPECIFIED ON PLANS. IF USE IS REQUESTED FOR OTHER THAN WHERE NOTED CONTACT STRUCTURAL ENGINEER THROUGH ARCHITECT FOR APPROVAL. ADHESIVE SHALL BE FURNISHED IN SIDE BY SIDE PACKS WHICH KEEP COMPONENT A AND COMPONENT B SEPARATE. USE ONLY INJECTION TOOLS AND STATIC MIXING NOZZLES RECOMMENDED BY MANUFACTURER. MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED.

IN CONCRETE:

ANCHORS USED MUST HAVE I.C.C. APPROVAL IN CRACKED CONCRETE AND INCLUDE SIMPSON SET−XP (ESR−2508), HILTI HIT−RE500−V3 (ESR−3814), DEWALT PURE110+ (ESR−3298) OR APPROVED EQUIVALENT. THE USE OF ANY EPOXY ANCHOR MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

IN MASONRY:

ANCHORS USED MUST HAVE ICC APPROVAL AND INCLUDE SIMPSON SET (ESR−1772) AND HILTI HIT−HY 270 MAX (ESR−4143) AND DEWALT AC100+GOLD (ESR−3200) OR APPROVED EQUIVALENT. THE USE OF ANY EPOXY ANCHOR MUST BE APPROVED BY THE ENGINEER OR RECORD PRIOR TO INSTALLATION.

1. ADHESIVE ANCHORS INSTALLED IN HORIZONTAL TO VERTICALLY OVERHEAD ORIENTATION TO SUPPORT SUSTAINED TENSION LOADS SHALL BE DONE BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AAI) AS CERTIFIED THROUGH ACI (ACI 318−11 D.9.2.2) / (ACI 318−14 17.8.2.2) / (ACI 318−19 17.2.3) PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF INSTALLATION.
2. ADHESIVE ANCHORS MUST BE INSTALLED IN CONCRETE AGED A MINIMUM OF 21 DAYS (ACI 318−11 D.2.2) / (ACI 318−14 17.1.2) / (ACI 318−19 17.2.2).
3. THE REMOVAL AND RESETTING OF POST INSTALLED ANCHORS IS PROHIBITED (ACI 318−19 17.3.1).
4. PROVIDE SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE BUILDING CODE AND PER THE CURRENT ICC−ES REPORT (IBC 2012, 2015, 2018 TABLE 1705.3 TYPE 4, NOTE B).

STRUCTURAL FILL:

ALL FILL PLACED TO SUPPORT SLABS ON GRADE, BEHIND PERMANENT WALLS, AND AROUND ALL DRAINS SHALL CONSIST OF WELL GRADED, GRANULAR MATERIAL PER THE SPECIFICATIONS. SOILS FOR STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER. STRUCTURAL FILL SHALL BE PLACED ON SOUND NATIVE MATERIAL. PROOF−ROLL CUT AREAS WHICH PROVIDE SUPPORT FOR PERMANENT STRUCTURES. AREAS WHICH ARE EXCESSIVELY YIELDING, AS DETERMINED BY THE CONTINUOUS OBSERVATION OF THE GEOTECHNICAL ENGINEER, SHALL BE OVEREXCAVATED AND REPLACED WITH STRUCTURAL FILL. STRUCTURAL FILL SHALL BE PLACED PER THE SPECIFICATION. USE LEAN CONCRETE FILL BELOW ALL PIPES EXISTING OUT OF BASEMENT WALL, FULL HEIGHT OF WALL. CONCRETE SHALL CONTAIN 2 SACKS OF CEMENT PER YARD.

LATERAL PRESSURE ON SUBGRADE WALLS:

THE DESIGN PRESSURES FOR SUBGRADE WALLS ARE BASED ON A "DRAINED" CONDITION. SEE CIVIL AND MECHANICAL DRAWINGS FOR SUBGRADE DRAINAGE SYSTEM. SEE GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS AT SUBGRADE WALLS. SUBGRADE WALLS AND SUPPORTING SLABS SHALL HAVE ATTAINED THEIR FULL CONCRETE STRENGTH BEFORE PLACING ANY BACKFILL U.N.O. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES FOR WALLS IF BACKFILL IS PLACED BEFORE WALLS AND SLABS ACHIEVE FULL CONCRETE STRENGTH.

STRUCTURAL SHEET INDEX

SHEET	DESCRIPTION
S0.1	GENERAL STRUCTURAL NOTES
S0.2	GENERAL STRUCTURAL NOTES
S0.3	TYPICAL DETAILS
S0.4	TYPICAL DETAILS
S1.1	FOUNDATION PLAN
S2.1	FRAMING PLAN
S3.1	FOUNDATION DETAILS
S4.1	FRAMING DETAILS

NO	BY	DATE	REVISIONS	DATE	APP.

Registered Professional Engineer (Civil) CERTIFICATE NO. 70374 JAMES APPLEYARD Date Signed 4/5/24 ARIZONA, U.S.A.

PREPARED BY: DUONG T. DO
PROJECT ENGINEER
R.C.E. NO. 40050
EXP: 12/31/2024
DRAWN: WAW
DESIGNED: DTD
CHECKED: DTD
SCALE:
DATE: MAR 2024

THESE DRAWINGS ARE THE PROPERTY OF P.A.C.E. AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR BE USED FOR CONSTRUCTION UNLESS STAMPED "ISSUED FOR CONSTRUCTION".

TITLE: GENERAL STRUCTURAL NOTES

JOB: CITY OF SAN LUIS EAST WWTP CHLORINE BAY (STRUCTURAL PLANS) SAN LUIS, AZ.

PACE Advanced Water Engineering

SHEET S0.1
OF -- SHEETS

JOB NO. C292

GENERAL STRUCTURAL NOTES

APPLY UNLESS NOTED OTHERWISE

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NOTES ON CRACKING OF CONCRETE STRUCTURES:

CRACKING IS INHERENT TO THE MATERIAL PROPERTIES OF CONCRETE CONSTRUCTION (INCLUDING POST-TENSIONED CONCRETE STRUCTURES). WHILE EVERY EFFORT HAS BEEN MADE TO MINIMIZE THE EFFECTS OF UNSIGHTLY CRACKING, THE PRESENCE OF CRACKS ARE NORMAL AND UNAVOIDABLE. THE DESIGN OF THE CONCRETE STRUCTURAL ITEMS HAVE BEEN ANALYZED USING A "CRACKING SECTION." THE PRESENCE OF THE CRACKING SHOULD NOT BE CONSIDERED DETRIMENTAL TO THE STRUCTURE. CRACKS LARGER THAN 10 MILS SHALL BE FILLED AND SEALED WITH AN APPROVED CRACK FILLER TO PREVENT FUTURE DETERIORATION. ALLOWANCE SHALL BE MADE IN THE CONSTRUCTION BUDGET FOR SEALING OF SUCH CRACKS. IN SOME CASE, CRACKS DO NOT APPEAR UNTIL WELL AFTER CONSTRUCTION HAS BEEN COMPLETED. IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THE STRUCTURE PROPERLY OVER THE LIFE OF THE STRUCTURE. CONCRETE CRACKS, SHOULD THEY OCCUR, SHALL BE FILLED AND SEALED TO PREVENT PREMATURE DETERIORATION OF THE STRUCTURE.

SHOP DRAWINGS:

SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS IN ADDITION TO ITEMS REQUIRED BY ARCHITECTURAL SPECIFICATIONS.

THE CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTAL. ITEMS NOT IN ACCORDANCE WITH CONTRACT DOCUMENTS SHALL BE FLAGGED UPON HIS REVIEW.

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND ALL FINISHED GRADE WITH CIVIL DRAWINGS.

ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM CONTRACT DOCUMENTS SHALL BE CLOUDED BY MANUFACTURER OR FABRICATOR. ANY OF THE AFOREMENTIONED WHICH ARE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES, SHALL NOT BE CONSIDERED APPROVED AFTER ENGINEER'S REVIEW, UNLESS NOTED ACCORDINGLY.

THE ENGINEER HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY CHANGES TO CONTRACT DOCUMENTS AT ANYTIME BEFORE OR AFTER SHOP DRAWING REVIEW.

THE SHOP DRAWINGS DO NOT REPLACE THE CONTRACT DOCUMENTS. ITEMS OMITTED OR SHOWN INCORRECTLY AND ARE NOT FLAGGED BY THE STRUCTURAL ENGINEER OR ARCHITECT ARE NOT TO BE CONSIDERED CHANGES TO CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ITEMS ARE CONSTRUCTED PER THE CONTRACT DOCUMENTS.

THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUT PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING AUTHORITY.

REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR.

GENERAL:

ENTIRE CONTRACT DOCUMENTS SHALL BE USED TO CONSTRUCT BUILDING. SOME CRITICAL ITEMS REQUIRED BY OTHER DISCIPLINES MAY NOT BE SHOWN ON STRUCTURAL DRAWING (i.e. WALL, FLOOR AND ROOF OPENINGS, ARCHITECTURAL, MECHANICAL AND PLUMBING LOADS, SUPPORT PLATES ETC.)

ITEMS SHOWN BY OTHER DISCIPLINES WITH REFERENCE TO STRUCTURAL DRAWING BUT NOT SHOWN ON THESE STRUCTURAL DOCUMENTS SHALL BE CONSIDERED DESIGN BUILD ITEMS. CONTRACTOR SHALL SUBMIT DESIGN BY OTHERS FOR REVIEW.

THE STRUCTURAL CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO (NOR SHALL OBSERVATION VISITS TO THE SITE INCLUDE INSPECTION OF THESE ITEMS).

CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.

WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA.

ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.

OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF THE CONTRACTOR CHOOSES AN OPTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES AND SHALL COORDINATE ALL DETAILS.

NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.

ALL DIMENSIONS SHOWN (INCLUDING ELEVATIONS) ON STRUCTURAL DRAWINGS ARE TO ASSIST CONTRACTOR IN VERIFICATION. SCALING DIMENSIONS FROM DRAWINGS IS NOT PERMITTED. LOCATION OF ALL ITEMS SHALL BE DETERMINED BY DIMENSIONS OR NOTES ONLY; DO NOT USE GRAPHIC APPEARANCE TO ASSUME SPECIFIC LOCATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS WITH ARCHITECTURAL AND FINISHED GRADE WITH CIVIL DRAWINGS PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCY WITH THE ARCHITECT.

TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.

WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.

ANY ENGINEERING DESIGN, PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW, SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF JURISDICTION.

SUPPLIER OF ENGINEERED STRUCTURAL COMPONENTS (i.e. STEEL JOISTS, STAIRS, PRECAST ITEMS) SHALL BE RESPONSIBLE FOR COMPLETE DESIGN AND SHALL USE ENTIRE CONTRACT DOCUMENTS TO INCLUDE ALL LOADS AND DETAIL REQUIREMENTS FROM ALL DISCIPLINES. SUPPLIER SHALL PROVIDE ADDITIONAL MATERIAL REQUIRED TO MEET ALL THEIR REQUIREMENTS FOR INSTALLATION (i.e. WIDER BEARING PLATES, SHIMS, ERECTION BOLTS ETC.).

STRUCTURAL STEEL SUPPLIER SHALL FURNISH BOLTS FOR OSHA CONNECTIONS (SEE DRAWINGS FOR DETAILS).

BUILDING TOLERANCES:

STANDARD TOLERANCES SHALL BE BASED ON THE REQUIREMENTS OF THE AISC CODE OF STANDARD PRACTICE AND ACI 117, STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS.

SEQUENCING CONSTRUCTION AND LATERAL STABILITY:

THE STRUCTURAL COMPONENTS BY THEMSELVES ARE A NON-SELF-SUPPORTING STRUCTURE. LATERAL FORCES DUE TO WIND, EARTHQUAKE, OR SOIL ARE CARRIED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE LATERAL SYSTEM. CERTAIN ELEMENTS SHOWN ON OR LOCAL STABILITY OF OTHER ELEMENTS (SUCH AS BEAMS, COLUMNS, AND WALLS). IF, DUE TO SEQUENCING OF CONSTRUCTION, THESE STABILITY ELEMENTS ARE NOT IN PLACE, THE CONTRACTOR SHALL RETAIN A LICENSED STRUCTURAL ENGINEER WHO SHALL INVESTIGATE WHERE TEMPORARY SHORING/BRACING IS REQUIRED, AND SHALL DESIGN THIS TEMPORARY SHORING/BRACING. THE CONTRACTOR SHALL PROVIDE THIS SHORING/BRACING UNTIL THE REQUIRED STRUCTURAL ELEMENTS AND THEIR CONNECTIONS HAVE BEEN INSTALLED AND REACH THEIR FINAL DESIGN STRENGTHS.

LOCATION OF INFORMATION

ITEM	INFORMATION	LOCATION	SHEET
FOOTINGS	SIZE, REINFORCING	SCHEDULE (F) (WF)	S200
	DEPTH OF FOOTING	GENERAL STRUCTURAL NOTES (G.S.N.)	S100
FRAMING MEMBERS	TYPE, SIZE, CONNECTION CAMBER, BEARING PLATES	SCHEDULE (L)	S300
COLUMNS	TYPE, SIZE, BASE PLATES, REINFORCING	SCHEDULE (C)	S200
MASONRY WALLS	TYPICAL REINFORCING SPECIAL REINFORCING	GENERAL STRUCTURAL NOTES (G.S.N.) SEE PLAN(S) AND/OR DETAILS	S101 S400
CONCRETE WALLS	REINFORCING	DETAILS AND SCHEDULE (W)	S200

PLAN LEGEND

SYMBOL	DESCRIPTION	REMARKS
101 / 201 PLAN VIEW	DETAIL CUTS SHOWN ON PLANS	TYPICAL DETAILS ARE TWO DIGIT SERIES NUMBERS FOUNDATION DETAILS ARE 100 SERIES DETAILS FRAMING DETAILS ARE 200 SERIES NUMBERS
	8" MASONRY WALL U.N.O.	OTHER SIZES ARE DIMENSIONED ON PLANS
	PRECAST CONCRETE WALL U.N.O.	SEE PLANS & SCHEDULES FOR REINFORCING
	MECHANICAL EQUIPMENT	SEE PLANS FOR UNIT WEIGHTS
	OPENING IN FRAMING	SEE NOTE #4

NOTES

1. FOR MATERIAL STRENGTHS, SEE GENERAL STRUCTURAL NOTES
2. VERIFY ALL DIMENSION WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION – RESOLVE ANY DISCREPANCIES WITH ARCHITECT.
3. FOR CLARITY, ALL EXTERIOR SLABS AND SIDEWALKS MAY NOT BE SHOWN. FOR EXACT DIMENSIONS, LOCATIONS, JOINT AND SCORE LINES, SEE ARCHITECTURAL DRAWINGS
4. FOR CLARITY, ALL OPENINGS MAY NOT BE SHOWN ON FRAMING PLANS. FOR EXACT SIZE, NUMBER, AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL STRUCTURAL DETAILS. VERIFY ALL SIZES, WEIGHTS AND LOCATIONS OF MECHANICAL EQUIPMENT WITH MECHANICAL ENGINEER AND MECHANICAL CONTRACTOR THROUGH ARCHITECT.
5. DETAILS MARKED "TYPICAL" MAY NOT BE CUT ON PLANS.
6. CONC C.J. – AS SHOWN ON PLAN INDICATES LOCATION OF EITHER KEYED OR SAW CUT CONTROL JOINT IN SLAB ON GRADE AT CONTRACTOR'S OPTION, SEE GENERAL STRUCTURAL NOTES AND PLANS.
7. MAS C.J. – AS SHOWN ON PLAN INDICATES MASONRY CONTROL JOINT IN MASONRY WALL, SEE G.S.N. AND TYPICAL DETAIL.
8. FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
9. CONTRACTOR TO VERIFY, AND BE RESPONSIBLE FOR VARIATIONS IN CONCRETE QUANTITY DUE TO CAMBER, CONSTRUCTION DEAD LOAD DEFLECTIONS AND/OR TOLERANCES OF STRUCTURAL STEEL ELEMENTS (i.e. BEAMS, STEEL DECK, ETC.) AND PRECAST CONCRETE ELEMENTS.
10. ALL SCHEDULE MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THE PLANS WHERE THE SCHEDULES OCCUR. SCHEDULES ARE TYPICAL TO THE PROJECT.

ABBREVIATIONS

A.B.C.	AGGREGATE BASE COURSE	I.F.W.	INSIDE FACE OF WALL
A/C	AIR CONDITIONER	HORIZ	HORIZONTAL
A.F.F.	ABOVE FINISHED FLOOR	K(KIP)	1000 POUNDS
ALT.	ALTERNATE	L.L.	LIVE LOAD
A.B.	ANCHOR BOLT	LBS (#)	POUNDS
@	AT (MEASUREMENT)	LLH	LONG LEG HORIZONTAL
BM	BEAM	LLV	LONG LEG VERTICAL
B.F.F	BELOW FINISHED FLOOR	MFR('S)	MANUFACTURER('S)
B.O.B.	BOTTOM OF BEAM	MAS C.J.	MASONRY CONTROL JOINT
B.O.D.	BOTTOM OF DECK	MECH'L	MECHANICAL
B.O.F.	BOTTOM OF FOOTING	N/A	NOT APPLICABLE
BRG	BEARING	N.T.S.	NOT TO SCALE
C.I.P.	CAST IN PLACE	O.C.	ON CENTER
C.L.	CENTERLINE	O.F.W.	OUTSIDE FACE OF WALL
C.L.B.	CENTERLINE OF BEAM	OPP	OPPOSITE
C.L.C.	CENTERLINE OF COLUMN	P.C.	PRECAST CONCRETE
C.L.F.	CENTERLINE OF FOOTING	P.J.	PANEL JOINT
C.L.W.	CENTERLINE OF WALL	PLF	POUNDS PER LINEAR FOOT
CLR	CLEAR	PLYWD	PLYWOOD
CONC	CONCRETE	PREFAB	PREFABRICATED
CONC C.J.	CONCRETE CONTROL JOINT	PSF	POUNDS PER SQUARE FOOT
CONC S.J.	CONCRETE SAWCUT JOINT	PSI	POUNDS PER SQUARE INCH
C.M.U.	CONCRETE MASONRY UNIT	REINF	REINFORCING
CONN	CONNECTION	SLH	SHORT LEG HORIZONTAL
CONT	CONTINUOUS	SLV	SHORT LEG VERTICAL
D.L.	DEAD LOAD	SIM	SIMILAR
ø OR DIA.	DIAMETER	SQ.	SQUARE
DN	DOWN	STD	STANDARD
DWG(S)	DRAWING(S)	T.L.	TOTAL LOAD
E.O.S.	EDGE OF SLAB	T.O.B.	TOP OF BEAM
EQ	EQUAL	T.O.D.	TOP OF DECK
EQUIP	EQUIPMENT	T.O.F.	TOP OF FOOTING
EXP. BOLT	EXPANSION BOLT	T.O.L.	TOP OF LEDGER
EXP. JT (E.J.)	EXPANSION JOINT	T.O.M.	TOP OF MASONRY
E.W.	EACH WAY	T.O.P.	TOP OF PLATE
F.F.	FINISHED FLOOR	T.O.S.	TOP OF STEEL
F.O.M.	FACE OF MEMBER	T.O.W.	TOP OF WALL
F.O.S.	FACE OF STEEL	TYP	TYPICAL
F.O.W.	FACE OF WALL	U.N.O.	UNLESS NOTED OTHERWISE
GA	GAGE	VERT	VERTICAL
GALV	GALVANIZED	W.W.F.	WELDED WIRE FABRIC
G.S.N.	GENERAL STRUCTURAL NOTES	W/	WITH
GLB (GLULAM)	GLUED-LAMINATED BEAM	W/O	WITHOUT

SPECIAL INSPECTION:

PER IBC CHAPTER 17, SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING ITEMS:

CONCRETE: VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERRENCED STANDARD (NOTE 1)	IBC REFERENCE
1. Inspection of reinforcing steel, including prestressing tendons, and placement.	–	X	ACI 318: Ch. 20, 25.2 25.3, 26.6.1–26.6.3	1908.4
2. Reinforcing bar welding: a. Verify weldability of reinforcing bars other than ASTM A706; b. Inspect single-pass fillet welds, maximum 5/16"; and c. Inspect all other welds.	– – X	X X –	AWS D1.4 ACI 318: 26.6.4	---
3. Inspect anchors to be installed in concrete prior to and during placement of concrete where allowable loads have been increased or where strength design is used.	–	X	ACI 318: 17.8.2	---
4. Inspection of anchors post-installed in hardened concrete members. a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads. b. Mechanical anchors and adhesive anchors not defined in 4.a.	X –	– X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	---
5. Verifying use of required design mix.	–	X	ACI318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2 1908.2, 1908.3
6. Prior to concrete placement, fabricate specimens for strength tests, per form slump and air content tests, and determine the temperature of the concrete.	X	–	ASTM C172 ASTM C31 ACI 318: 26.4, 26.12	1908.10
7. Inspection of concrete and shotcrete placement for proper application techniques.	X	–	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. Verify maintenance of specified curing temperature and techniques.	–	X	ACI 318: 26.5.3–26.5.5	1908.9
9. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slab.	–	X	ACI 318: 26.11.2	---
10. Inspect formwork for shape, location and dimensions of the concrete member being formed.	–	X	ACI 318: 26.11.1.2(b)	---

NOTES:
1. WHERE APPLICABLE, SEE ALSO SECTION 1707.1, SPECIAL INSPECTION FOR SEISMIC RESISTANCE.
2. TABLES TAKEN DIRECTLY FROM IBC FOR REFERENCE.

MASONRY INSPECTION TASK	FREQUENCY (a) LEVEL 2	FREQUENCY (a) LEVEL 3	REFERENCE FOR CRITERIA TMS 402	REFERENCE FOR CRITERIA TMS 602	IBC REFERENCE
1. As masonry construction begins, verify that the following are in compliance: a. Proportions of site-prepared mortar. b. Grade, type and size of reinforcement connectors and anchor bolts. c. Sample panel construction.	P P P	P P C		ART. 2.1, 2.6A, & 2.6C ART. 3.4 ART. 1.6D	
2. Prior to grouting, verify that the following are in compliance: a. Grout space. b. Placement of reinforcement, connectors, & anchor bolts. c. Proportions of site-prepared grout.	P P P	C C P	SEC. 6.1, 6.3.1, 6.3.6, & 6.3.7	ART. 3.2D & 3.2F ART. 3.2E & 3.4 ART. 2.6B & 2.4 G.1.b	
3. Verify compliance of the following during construction: a. Materials and procedures with the approved submittals. b. Placement of masonry units and mortar joint construction. c. Size and location of structural members. d. Type, size, and location of anchors, including other details of anchorage of masonry to structural members, frames, or other construction. e. Welding of reinforcement. f. Preparation, construction, and protection of masonry during cold weather (temperature below 40°F (4.4°C) or hot weather (temperature above 90°F (32.2°C). g. Placement of grout is in compliance.	P P P P C P C	P P P C C P C	SEC. 1.2.1(e), 6.2.1, & 6.3.1 SEC. 6.1.6.1.2	ART. 1.5 ART. 3.3B ART. 3.3F ART. 1.8C & 1.8D ART. 3.5	1705.04, 2104 & 2105
4. Observe preparation of grout specimens, mortar specimens, and/or prisms.	P	C		ART. 1.4 B.2.a.3, 1.4 B.2.b.3, 1.4 B.2.c.3, 1.4 b.3, & 1.4 B.4	

NOTES:
(a) Frequency refers to the frequency of inspection, which may be continuous during the listed task or periodically during the listed task, as defined in the table.
NR=Not Required, P=Periodic, C=Continuous
(b) Required for the first 5000 sq. ft. (465 sq. m.) of AAC masonry.
(c) Required after the first 5000 sq. ft. (465 sq. m.) of AAC masonry.

STEEL: VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD (NOTE1)	IBC REFERENCE
1. Material verification of structural steel: a. Identification markings to conform to ASTM standards specified in the approved construction documents. b. Manufacturers' certified mill test reports.	– –	– –	AISC 360, SEC. M2.5 ASTM A 6 OR ASTM A 568	
2. Material verification of weld filler materials: a. Identification markings to conform to AWS specification in the approved construction documents. b. Manufacturer's certificate of compliance required.	– –	– –	AISC 360, SEC. A3.5	
3. Inspection of welding: a. Structural steel: 1) Complete and partial penetration groove welds. 2) Multipass fillet welds. 3) Single-pass fillet welds > 5/16" 4) Single-pass fillet welds = 5/16" 5) Floor and roof deck welds. b. Reinforcing steel: 1) Verification of weld ability of reinforcing steel other than ASTM A 706. 2) Reinforcing steel–resisting flexural and Axial forces in intermediate and special Moment frames, and boundary elements of Special reinforced concrete shear walls and shear reinforcement. 3) Shear reinforcement. 4) Other reinforcing steel.	– X X – – – – X X –	– – – X X – – X – X	AWS D1.1 AWS D1.1 AWS D1.1 AWS D1.1 AWS D1.3 AWS D1.4 ACI 318: 3.5.2	
4. Inspection of steel frame joint details for compliance with approved construction documents: a. Details such as bracing and stiffening. b. Member locations. c. Application of joint details at each connection.	– – – –	X – – –		

NOTES:
1. WHERE APPLICABLE SEE ALSO SECTION 1701.1, SPECIAL INSPECTION FOR SEISMIC RESISTANCE.
2. TABLES TAKEN DIRECTLY FROM IBC FOR REFERENCE.

STEEL: CONSTRUCTION OTHER THAN STRUCTURAL STEEL: VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD (NOTE1)	IBC REFERENCE
1. Material verification of cold–formed steel deck: a. Identification markings to conform to ASTM standards specified in the approved construction documents. b. Manufacturer's certified test reports.	– –	X	APPLICABLE ASTM MATERIAL STANDARDS	
2. Inspection of welding: a. Cold formed steel deck: 1) Floor and roof deck welds. b. Reinforcing steel: 1) Verification of weldability of reinforcing steel other than ASTM A 706. 2) Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special structural walls of concrete and shear reinforcement. 3) Shear reinforcement. 4) Other reinforcing steel.	– – X – X	X X – X –	AWS D1.3 ACI 318: 3.5.2 AWS D1.4	
Not the responsibility of the structural engineer. Special inspection certificate to be completed by geotechnical engineer.				

SOILS:				
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	–	X		
2. Verify excavations are extended to proper depth and have reached proper material.	–	X		
3. Perform classification and testing of compacted fill materials.	–	X		
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	–		
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been properly prepared.	–	X		

EXPANSION, SCREW, AND EPOXY BOLTS:				
1. During placement of all expansion, screw, & epoxy bolts, for visual verification of hole diameter and depth and placement of bolt and/or epoxy.	–	X		

DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:

A) THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN IT CONFORMS WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATION.

B) THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE ENGINEER.

C) UPON COMPLETION OF THE ASSIGNED WORK THE ENGINEER OR ARCHITECT SHALL COMPLETE AND SIGN THE APPROPRIATE FORMS CERTIFYING THAT TO THE BEST OF HIS KNOWLEDGE THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

NO	BY	DATE	REVISIONS	DATE	APP.

Registered Professional Engineer (Civil) CERTIFICATE NO. 70374 JAMES APPLEYARD Date Signed 4/5/24 ARIZONA, U.S.A.

PREPARED BY: DUONG T. DO
PROJECT ENGINEER
R.C.E. NO. 40060
EXP: 12/31/2024

DRAWN: WAW
DESIGNED: DTD
CHECKED: DTD
SCALE:
DATE: MAR 2024

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TITLE: GENERAL STRUCTURAL NOTES

JOB: CITY OF SAN LUIS EAST WWTP CHLORINE BAY (STRUCTURAL PLANS) SAN LUIS, AZ

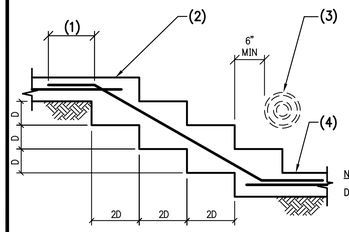
PACE Advanced Water Engineering

SHEET S0.2
OF -- SHEETS

JOB NO. C292

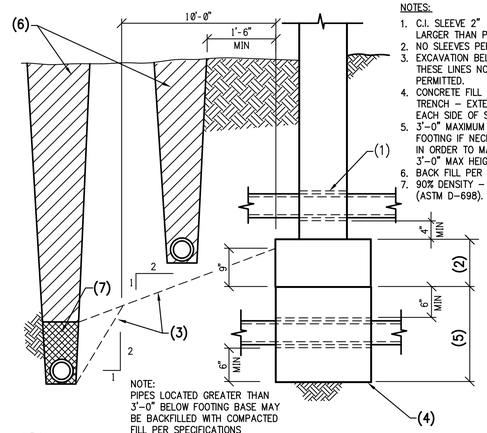
PK ASSOCIATES, LLC
6900 E. Belleview Ave. #200
Greenwood Village, Colorado 80111
Phone: (720) 799-1058
Email: cadd@pkastructural.com
Website: www.pkastructural.com

NOTES:
1. LAP PER G.S.N. (24" MIN.) – TYPICAL.
2. TOP OF WALL FOOTING.
3. PIPE THRU STEM WALL AS OCCURS – SEE TYPICAL DETAIL.
4. RETURN TO FOOTING THICKNESS AS SHOWN ON PLAN.



NOTE:
D = 2'-0" MAXIMUM.

09 *TYPICAL STEP IN CONCRETE FOOTING*
NO SCALE



NOTE:
PIPES LOCATED GREATER THAN 3'-0" BELOW FOOTING BASE MAY BE BACKFILLED WITH COMPACTED FILL PER SPECIFICATIONS

NOTES:
1. C.I. SLEEVE 2" LARGER THAN PIPE.
2. NO SLEEVES PERMITTED.
3. EXCAVATION BELOW THESE LINES NOT PERMITTED.
4. CONCRETE FILL PIPE TRENCH – EXTEND 2'-0" EACH SIDE OF SLEEVE.
5. 3'-0" MAXIMUM – STEP FOOTING IF NECESSARY IN ORDER TO MAINTAIN 3'-0" MAX HEIGHT.
6. BACK FILL PER SPECS.
7. 90% DENSITY – (ASTM D-698).

06 *TYPICAL PIPE THROUGH FOOTING AND TRENCH*
NO SCALE

BOLT DIAMETER	VERT. BOLT EMBEDMENT LENGTH	HORIZ. BOLT EMBEDMENT LENGTH	HEADED STUD FILLET WELD SIZE, "S".
1/2"	6"	4"	1/4"
5/8"	6"	4"	5/16"
3/4"	7"	5"	5/16"
7/8"	8"	6"	5/16"
1"	9"	7"	3/8"
1 1/8"	10"	8"	-----
1 1/4"	11"	9"	-----

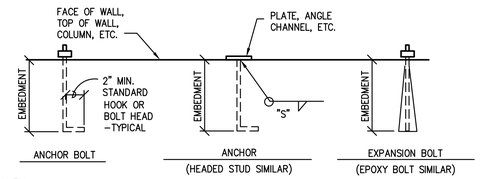
NOTES:

PROVIDE ANCHORS, ANCHOR BOLTS AND EXPANSION BOLTS PER THIS SCHEDULE UNLESS NOTED ON PLANS OR DETAILS.

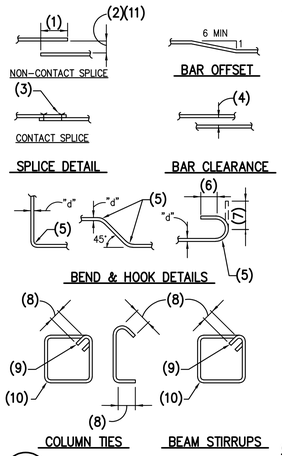
EXPANSION OR ADHESIVE BOLTS USED IN MASONRY SHALL HAVE I.C.B.O. APPROVAL IN MASONRY.

AT "ANCHORS" USE 3/16" FILLET WELD("S").

THICKNESS OF DRYPACK DOES NOT APPLY TOWARDS EMBEDMENT.



03 *TYPICAL ANCHOR, ANCHOR BOLT, AND EXPANSION BOLT SCHEDULE*
NO SCALE



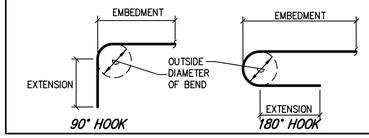
NOTES:
1. LAP – SEE G.S.N.
2. MAXIMUM 1/5 LAP LENGTH BUT NOT MORE THAN 6".
3. WIRE TIES.
4. 1d (1" MINIMUM).
5. RADIUS=3d FOR BARS NOT OVER #8; 4d FOR #9, #10 AND #11 BARS; 5d FOR #14 AND #18 BARS.
6. 4d (2 1/2" MINIMUM).
7. 12d (90 DEGREE HOOK).
8. 6d (3" MINIMUM).
9. 135 DEGREE BEND.
10. BEND AROUND 1 1/2" ø PIN FOR #3 BARS. BEND AROUND 2"ø PIN FOR #4 BARS. BEND AROUND 2 1/2"ø PIN FOR #5 BARS.
11. – PRIOR APPROVAL MUST BE GIVEN BY OUR OFFICE TO ALLOW NON-CONTACT SPLICES.
12. LAP TIE MIN. 6"
13. LONGITUDINAL REINFORCEMENT.
14. LONGITUDINAL BAR AS OCCURS.
15. PROVIDE 135° HOOK AT LONGITUDINAL REINFORCEMENT.
16. ROTATE AND ALTERNATE TIE LAP AT DIFFERENT VERTICAL REBAR LOCATION AT EACH TIE.

04 *TYPICAL CONCRETE REINFORCING BAR DETAILS*
NO SCALE

STANDARD ASTM A615 (60 KSI) REBAR

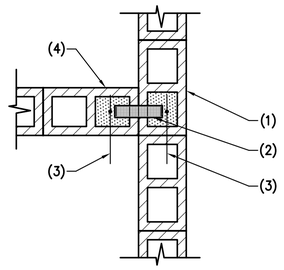
BAR SIZE	EMBEDMENT 3000 PSI CONCRETE	EMBEDMENT 5000 PSI CONCRETE & HIGHER	EXTENSION 90° HOOK	EXTENSION 180° HOOK	MINIMUM OUTSIDE DIAMETER OF BEND (INCHES)	CLASS A STRAIGHT BAR DEVELOPMENT 5000 PSI & HIGHER	CLASS A STRAIGHT BAR DEVELOPMENT 3000 PSI
#3	6.00	6.00	4.5	2.5	3.00	13	17
#4	7.75	6.00	6.0	2.5	4.00	17	22
#5	9.75	7.50	7.5	2.5	5.00	22	28
#6	11.50	9.00	9.0	3.0	6.00	26	33
#7	13.50	10.50	10.5	3.5	7.00	38	48
#8	15.50	12.00	12.0	4.0	8.00	43	55
#9	17.50	13.50	13.75	4.75	11.28	48	62
#10	19.50	15.25	15.25	5.25	12.70	54	70
#11	21.75	16.75	17.00	5.75	14.10	60	78

NOTES:
1. EMBEDMENT LENGTH IS BASED ON 2 1/2" MINIMUM SIDE COVER AND 2" MINIMUM END COVER.
2. CONTACT STRUCTURAL ENGINEER IF CENTER TO CENTER SPACING OF REINFORCING IS LESS THAN OR EQUAL TO 3 BAR DIAMETERS <3db OR 2db CLEAR SPACING BETWEEN BARS.
3. WHERE CLEAR COVER <db, MULTIPLY EMBEDMENT AND STRAIGHT BAR DEVELOPMENT BY 1.5.



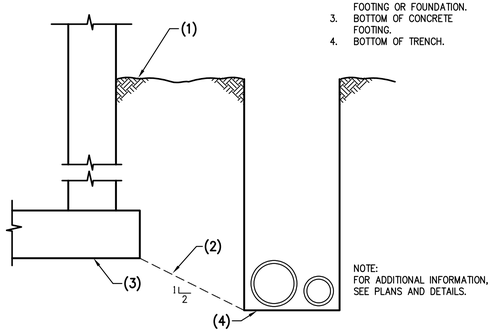
01 *HOOKED DOWEL DEVELOPMENT LENGTH IN TENSION (INCHES)*
NO SCALE

NOTES:
1. MASONRY WALL.
2. 1/8" THICK X 1 1/4" WIDE X 2" X 8" X 2" BENT STEEL "Z" BAR AT 48" O.C.
3. 1 VERTICAL BAR IN GROUTED CELLS AT END OR AT INTERSECTION OF WALLS.
4. MASONRY WALL WHICH ABUTS CONTINUOUS MASONRY WALL AND IT NOT "TOOTHED" INTO IT.



10 *TYPICAL CONNECTION FOR NON-TOOTHED ABUTTING MASONRY WALLS*
NO SCALE

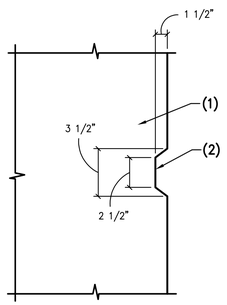
NOTES:
1. FINISHED GRADE WHERE OCCURS.
2. DO NOT EXCAVATE A TRENCH CLOSER THAN A 45 DEGREE ANGLE BELOW BOTTOM OF FOOTING OR FOUNDATION.
3. BOTTOM OF CONCRETE FOOTING.
4. BOTTOM OF TRENCH.



NOTE:
FOR ADDITIONAL INFORMATION, SEE PLANS AND DETAILS.

07 *TRENCH PARALLEL TO FOUNDATION*
NO SCALE

NOTES:
1. CONCRETE.
2. KEYED JOINT – REMOVE FORM MATERIAL PRIOR TO PLACING ADJACENT CONCRETE.



NOTE:
ALL DIMENSIONS ARE ± 1/2".

05 *TYPICAL KEY IN CONCRETE*
NO SCALE

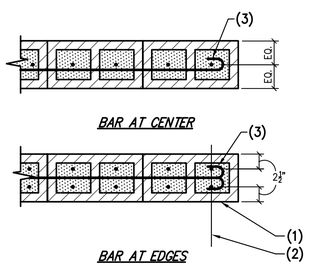
STANDARD ASTM A615 (60 KSI) REBAR

CONC. PSI	CLASS B TENSION SPLICE LENGTHS f'c = 2,500 PSI/ f'c = 3,000 PSI		f'c = 4,000 PSI		f'c = 5,000 PSI AND HIGHER		COMP. BARS f'c = ALL	
BAR LOCATION	REGULAR CLASS	TOP CLASS	REGULAR CLASS	TOP CLASS	REGULAR CLASS	TOP CLASS	STD LAP	ENCLOSED W/ SPIRAL TIES
SIZE								
#3	24"	31"	19"	24"	17"	22"	12"	12"
#4	32"	41"	25"	33"	23"	29"	15"	12"
#5	39"	51"	31"	41"	28"	36"	19"	14"
#6	47"	61"	37"	49"	34"	43"	23"	17"
#7	69"	89"	54"	71"	49"	63"	26"	20"
#8	78"	102"	62"	81"	56"	72"	30"	23"
#9	88"	115"	70"	91"	63"	81"	34"	25"
#10	100"	129"	79"	102"	70"	92"	38"	29"
#11	110"	143"	87"	113"	78"	102"	42"	32"

NOTES:
1. TOP BARS ARE ANY HORIZONTAL BARS PLACED SO THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE REINFORCEMENT.
2. UNLESS NOTED OTHERWISE, LAP SPLICES IN CONCRETE BEAMS, SLABS AND WALLS SHALL BE CLASS "B" TENSION SPLICES. CONCRETE COLUMNS SHALL USE COMPRESSION LAP SPLICES.
3. CONTACT STRUCTURAL ENGINEER IF CENTER TO CENTER SPACING OF REINFORCING IS LESS THAN OR EQUAL TO 3 BAR DIAMETERS <3db OR 2db CLEAR SPACING BETWEEN BARS.

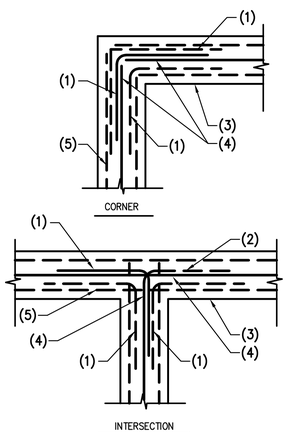
02 *LAP SCHEDULE FOR REINFORCING STEEL*
NO SCALE

NOTES:
1. MASONRY WALL.
2. VERTICAL REINFORCING AS SHOWN ON PLANS.
3. PROVIDE 180° HOOKS AT HORIZONTAL REINFORCING.



11 *PLAN VIEW – TYPICAL MASONRY WALL REINFORCING PLACEMENT*
NO SCALE

NOTES:
1. CORNER BARS SAME SIZE AND SPACING AS HORIZONTAL REINFORCING. LAP PER G.S.N. (24" MINIMUM).
2. ALTERNATE BEND.
3. CONCRETE STEM WALL OR FOOTING.
4. REINFORCING PER PLANS AND /OR G.S.N.
5. BARS EACH FACE WHERE OCCURS.



08 *PLAN – CORNER REINFORCING IN CONCRETE GRADE BEAM WALL AND/OR FOOTING*
NO SCALE

PREPARED BY: DUONG T. DO
PROJECT ENGINEER
R.C.E. NO. 40050
EXP: 12/31/2024

DRAWN: WAW
DESIGNED: DTD
CHECKED: DTD
SCALE:
DATE: MAR 2024

TITLE: TYPICAL DETAILS

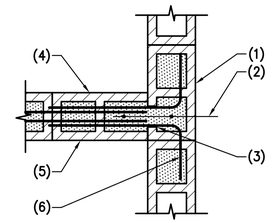
JOB: CITY OF SAN LUIS EAST WWTP CHLORINE BAY (STRUCTURAL PLANS) SAN LUIS, AZ.

SHEET S0.3
OF – – SHEETS
JOB NO. C292

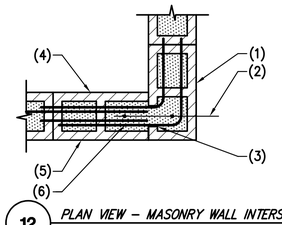
NO	BY	DATE	REVISIONS	DATE	APP.

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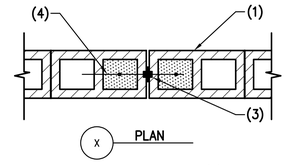
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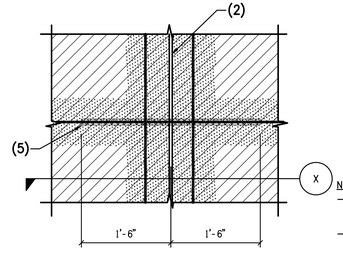
NOTES:
1. MASONRY WALL.
2. VERTICAL REINFORCING FULL HEIGHT.
3. BREAK OUT FACE SHELL AND GROUT SOLID – FULL HEIGHT OF WALLS.
4. OPEN END MASONRY UNIT.
5. MASONRY LINTEL.
6. DOWELS IN GROUTED BOND BEAM TO MATCH AND LAP LINTEL REINFORCING PER G.S.N. – 24" X 24" MIN. BEND AS REQUIRED.



12 *PLAN VIEW – MASONRY WALL INTERSECTION AT MASONRY LINTEL*
NO SCALE

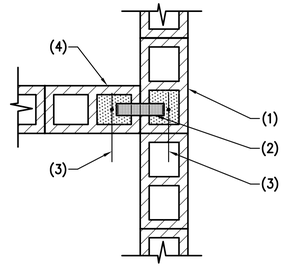


NOTES:
1. MASONRY WALL.
2. CONTROL JOINT.
3. CONTROL JOINT MATERIAL PER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
4. 1 VERTICAL BAR EACH SIDE IN SOLID GROUTED CELLS TO MATCH VERTICAL WALL REINFORCING.
5. CONTINUOUS BOND BEAM BARS – WRAP BARS WITH MASTIC FOR BOND BREAK.



NOTE:
– BOND BEAM BARS SHALL NOT BE LAPPED WITHIN 8'–0" OF CONTROL JOINT.
– MAX C.J. SPACING = 24'–0" U.N.O.

13 *CONTROL JOINT IN MASONRY WALL*
NO SCALE



NOTES:
1. MASONRY WALL.
2. 1/8" THICK X 1 1/4" WIDE X 2" X 8" X 2" BENT STEEL "Z" BAR AT 48" O.C.
3. 1 VERTICAL BAR IN GROUTED CELLS AT END OR AT INTERSECTION OF WALLS.
4. MASONRY WALL WHICH ABUTS CONTINUOUS MASONRY WALL AND IT NOT "TOOTHED" INTO IT.

14 *TYPICAL CONNECTION FOR NON–TOOTHED ABUTTING MASONRY WALLS*
NO SCALE

NO	BY	DATE	REVISIONS	DATE	APP.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
70374
JAMES APPLEYARD
Date Signed 1/31/24
ARIZONA U.S.A.

PREPARED BY
DUONG T. DO
R.C.E. NO. PROJECT ENGINEER
EXP: 12/31/2024 40050
DRAWN WAW
DESIGNED DTD
CHECKED DTD
SCALE
DATE MAR 2024

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TITLE
TYPICAL DETAILS

JOB
CITY OF SAN LUIS
EAST WWTP
CHLORINE BAY
(STRUCTURAL PLANS)
SAN LUIS, AZ

PACE Advanced Water Engineering

SHEET
S0.4
OF – – SHEETS

JOB NO. C292

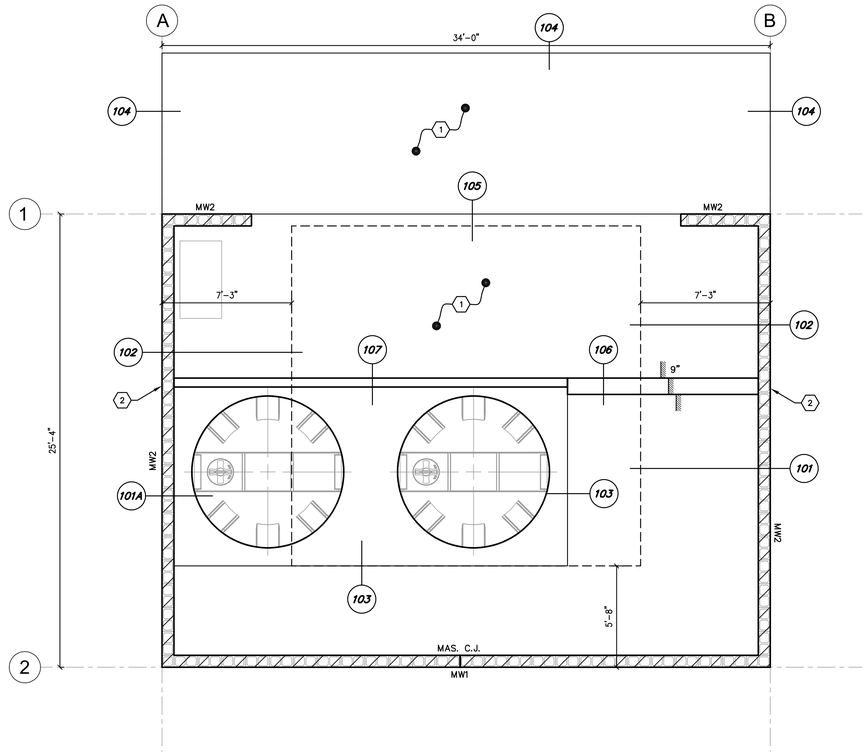
PK ASSOCIATES, LLC
6900 E. Belleview Ave. #200
Greenwood Village, Colorado 80111
Phone: (720) 799-1058
Email: cadd@pkastructural.com
Website: www.pkastructural.com

FOUNDATION KEYNOTES:

1. 6" CONCRETE SLAB W/ #3 AT 18" O.C. E.W. OVER 4" A.B.C. FILL.
2. STEP FOOTING PER DETAIL 09.

FOUNDATION NOTES:

1. FOR LOCATION OF DETAILS SEE GENERAL STRUCTURAL NOTES.
2. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. DO NOT USE "CONC C.J." AS DIMENSION LINE OR TO LOCATE BUILDING ELEMENTS.
3. SCHEDULED MARK DESIGNATIONS ARE TYPICAL TO THE PROJECT AND MAY NOT NECESSARILY BE FOUND ON THIS PLAN.
4. MW1, MW2, ETC – AS SHOWN ON PLAN INDICATES MASONRY WALL REINFORCING, SEE SCHEDULE THIS SHEET.
5. VERIFY EXACT SIZE AND LOCATION OF DEPRESSED AND/OR RAISED SLABS WITH ARCHITECTURAL DRAWINGS.
6. FOR SIDEWALK LOCATION, SEE ARCHITECTURAL DRAWINGS.
7. MAS C.J. – AS SHOWN ON PLAN INDICATES MASONRY CONTROL JOINT IN MASONRY WALL, SEE G.S.N. AND TYPICAL DETAIL.
8. VERIFY EXACT SIZE AND LOCATION OF OPENINGS IN PRECAST CONCRETE WALL PANELS WITH ARCHITECTURAL DRAWINGS.



1 FOUNDATION PLAN

SCALE: 1/4"=1'-0"

MASONRY WALL REINFORCING (MW) SCHEDULE

MARK	"T"	VERTICAL REINFORCING	HORIZONTAL REINFORCING	REMARKS
MW1	8"	#5 AT 8" O.C.	#5 AT 48" O.C.	---
MW2	8"	2–#5 AT 8" O.C.	#5 AT 48" O.C.	---

NO	BY	DATE	REVISIONS	DATE	APP.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
70374
JAMES
APPLEYARD
Date Signed 4/3/24
ARIZONA, U.S.A.

PREPARED BY: DUONG T. DO
PROJECT ENGINEER
R.C.E. NO. 40050
EXP: 12/31/2024
SCALE
DRAWN: WAW
DESIGNED: DTD
CHECKED: DTD
DATE: MAR 2024

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TITLE: FOUNDATION PLAN

JOB: CITY OF SAN LUIS EAST WWTP CHLORINE BAY (STRUCTURAL PLANS) SAN LUIS, AZ

PACE Advanced Water Engineering

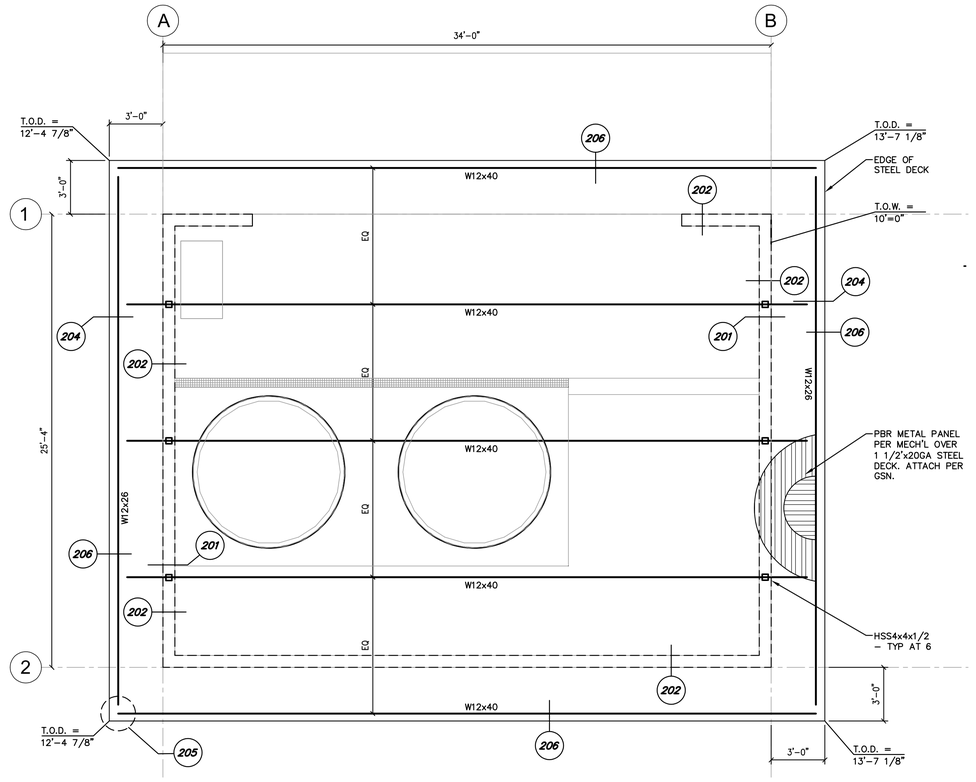
SHEET S1.1
OF -- SHEETS

JOB NO. C292

PK ASSOCIATES, LLC
6900 E. Belleview Ave. #200
Greenwood Village, Colorado 80111
Phone: (720) 799-1058
Email: cadd@pkastructural.com
Website: www.pkastructural.com

ROOF FRAMING NOTES:

1. FOR LOCATION OF DETAILS SEE GENERAL STRUCTURAL NOTES.
2. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWNGS.
3. SCHEDULED MARK DESIGNATIONS ARE TYPICAL TO THE PROJECT AND MAY NOT NECESSARILY BE FOUND ON THIS PLAN.
4. FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
5. FOR CLARITY, ALL FLOOR OPENINGS MAY NOT BE SHOWN ON FLOOR FRAMING PLAN. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL DETAILS.
6. CONTRACTOR TO VERIFY, AND BE RESPONSIBLE FOR VARIATIONS IN CONCRETE QUANTITY DUE TO CAMBER, CONSTRUCTION DEAD LOAD DEFLECTIONS AND/OR STRUCTURAL STEEL TOLERANCES OF STEEL BEAMS AND STEEL DECK. FOR CONCRETE CONTROL JOINTS IN CONCRETE SLAB, SEE G.S.N. AND TYPICAL DETAILS.



1 ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

Registered Professional Engineer (Civil)
CERTIFICATE NO.
70374
JAMES APPLEYARD
Date Signed 4/3/24
ARIZONA, U.S.A.

PREPARED BY: DUONG T. DO
PROJECT ENGINEER
R.C.E. NO. 70374
EXP: 12/31/2024
SCALE
DRAWN: WAW
DESIGNED: DTD
CHECKED: DTD
DATE: MAR 2024

TITLE: FRAMING PLAN

JOB: CITY OF SAN LUIS EAST WWTP CHLORINE BAY (STRUCTURAL PLANS) SAN LUIS, AZ.

PACE Advanced Water Engineering

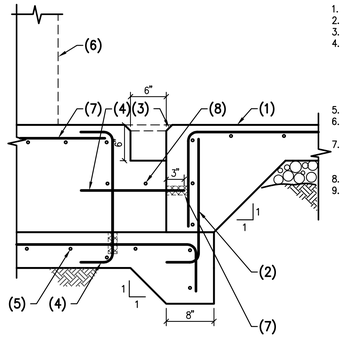
SHEET S2.1
OF -- SHEETS

JOB NO. C292

NO	BY	DATE	REVISIONS	DATE	APP.

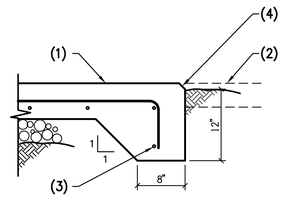
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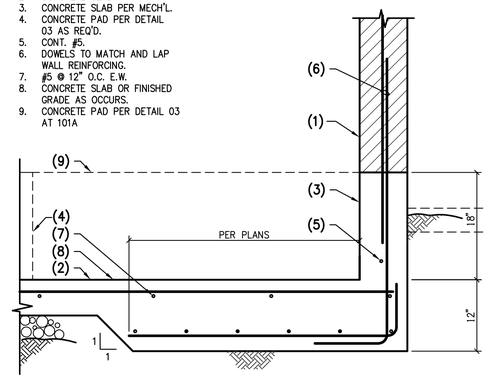
NOTES:
1. CONCRETE SLAB.
2. #4 AT 12" O.C..
3. CHAMFER EDGE.
4. #3 AT EACH CORNER CORNER AND AT 48" O.C. MAX x 6" / 6" / 6"
5. #4 AT 12" O.C. EACH WAY.
6. CHLORINE TANK + ATTACHMENT BY OTHERS.
7. DRILL AND EPOXY WITH HILTI HIT-RE 500V3 EPOXY, OR APPROVED EQUAL.
8. CONT. #4.
9. GRATING PER MECH'L.

107 CONCRETE PAD AT CONCRETE STEP
NO SCALE



NOTES:
1. CONCRETE SLAB.
2. CONCRETE SLAB OR FINISHED GRADE AS OCCURS.
3. CONT. #3.
4. CHAMFER EDGE.

104 EDGE OF CONCRETE SLAB
NO SCALE

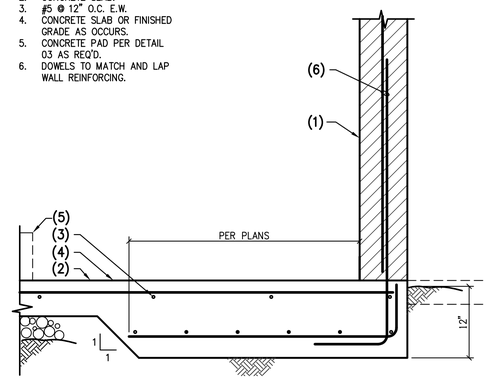


NOTES:
1. MASONRY WALL.
2. CONCRETE SLAB.
3. CONCRETE SLAB PER MECH'L.
4. CONCRETE PAD PER DETAIL 03 AS REQ'D.
5. CONT. #5.
6. DOWELS TO MATCH AND LAP WALL REINFORCING.
7. #5 @ 12" O.C. E.W.
8. CONCRETE SLAB OR FINISHED GRADE AS OCCURS.
9. CONCRETE PAD PER DETAIL 03 AT 101A

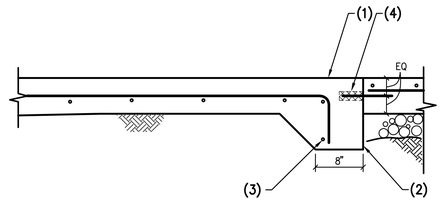
101 MASONRY WALL AT EDGE OF CONCRETE SLAB
101A AS NOTED
NO SCALE

NOTES:
1. CONCRETE SLAB.
2. CONCRETE TURNDOWN.
3. CONT. #3.
4. 3/4"ø x16" LONG SMOOTH DOWELS AT 16" O.C. DOWELS MUST BE CAREFULLY ALIGNED AND SUPPORTED DURING CONCRETE OPERATIONS. MISALIGNED DOWELS CAUSE CRACKING.

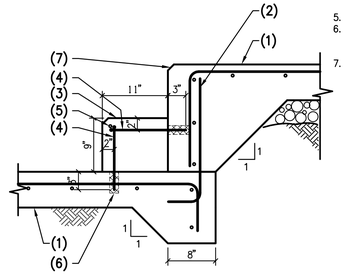
NOTES:
1. MASONRY WALL.
2. CONCRETE SLAB.
3. #5 @ 12" O.C. E.W.
4. CONCRETE SLAB OR FINISHED GRADE AS OCCURS.
5. CONCRETE PAD PER DETAIL 03 AS REQ'D.
6. DOWELS TO MATCH AND LAP WALL REINFORCING.



102 MASONRY WALL AT EDGE OF CONCRETE SLAB
NO SCALE

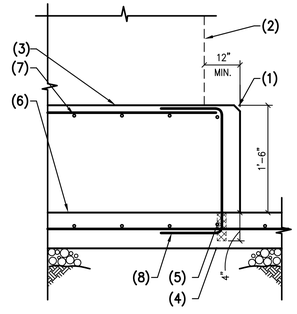


105 ADJACENT EDGE OF CONCRETE SLABS
NO SCALE



NOTES:
1. CONCRETE SLAB.
2. #4 AT 12".
3. CONCRETE STEP.
4. #4 BENT DOWEL Q/ 12" LEG IN STEP AT 24" O.C. STAGGERED (12" NET).
5. CONT. #4
6. DRILL AND EPOXY WITH HILTI HIT-RE 500V3 EPOXY, OR APPROVED EQUAL.
7. CHAMFER EDGE.

106 STEP AT CONCRETE SLAB
NO SCALE



NOTES:
1. CHAMFER EDGES.
2. CHLORINE TANK AND ATTACHMENT BY OTHERS.
3. CONCRETE EQUIPMENT SLAB.
4. AT CONTRACTOR'S OPTION DRILL AND EPOXY MAY BE USED.
5. #3 AT BEND, TYP.
6. CONCRETE SLAB ON GRADE.
7. #4 AT 12" O.C. EACH WAY.
8. #4 AT 12" O.C.

103 CONCRETE EQUIPMENT PAD ON GRADE
NO SCALE

NO	BY	DATE	REVISIONS	DATE	APP.

Registered Professional Engineer (Civil) CERTIFICATE NO. 70374 JAMES APPLEYARD Date Signed 11/3/23 ARIZONA, U.S.A.

PREPARED BY: DUONG T. DO
R.C.E. NO. / EXP. 12/31/2024
PROJECT ENGINEER 40050
SCALE
DRAWN WAW
DESIGNED DTD
CHECKED DTD
DATE MAR 2024

TITLE: FOUNDATION DETAILS

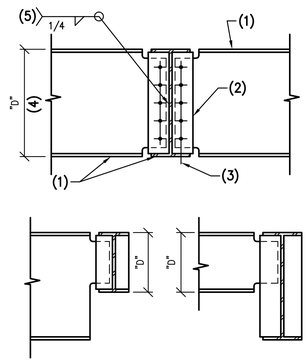
JOB: CITY OF SAN LUIS EAST WWTP CHLORINE BAY (STRUCTURAL PLANS) SAN LUIS, AZ.

PACE Advanced Water Engineering

SHEET S3.1
OF -- SHEETS
JOB NO. C292

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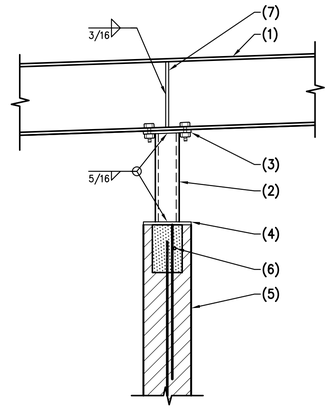
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Greenwood Village, Colorado 80111
Phone: (720) 799-1058
Email: caddd@pkastructural.com
Website: www.pkastructural.com



NOTES:
1. STEEL BEAM.
2. 3/8" STEEL SHEAR PLATE – USE 5/8" STEEL SHEAR PLATE WHERE "D" = 27" OR GREATER.
3. FOR SIZE, TYPE AND NUMBER OF BOLTS, SEE TYPICAL BOLT SCHEDULE.
4. "D" = LESSER OF BEAM DEPTHS AS OCCURS.
5. WELD 3 SIDES TYPICAL – USE SAME CONNECTION AT STIFFENER PLATES WHEN REQUIRED.

NOTE:
AT ONE SIDED CONNECTIONS, INSTALL 3/8" STIFFENER PLATE OPPOSITE SHEAR PLATE.

204 *TYPICAL CONNECTION WIDE FLANGE BEAM TO BEAM*
NO SCALE



NOTES:
1. STEEL BEAM.
2. STEEL POST.
3. 1/2"x8"x12" STEEL PLATE W/ 4– 1/2"ø A325 BOLTS AT 5"x8" O.C.
4. 1/2"x8"x12" STEEL PLATE W/ 2– #5x42" LONG A706 WELDABLE REBAR AT 8" O.C.
5. MASONRY WALL.
6. CONT. #5 IN 8" DEEP GROUTED BOND BEAM.
7. 1/2" STEEL PLATE EACH SIDE OF STEEL BEAM.

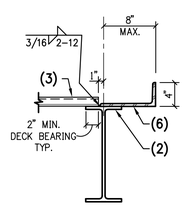
201 *STEEL BEAM @ MASONRY WALL*
NO SCALE

NOTES:
1. STEEL BEAM.

205 *PLAN – STEEL BEAM AT STEEL BEAM*
NO SCALE

NOTES:
1. MASONRY WALL.
2. CONT. #5 IN 8" DEEP GROUTED BOND BEAM.
3. STEEL DECK. SEE PLANS FOR ORIENTATION.

202 *TOP OF MASONRY WALL*
NO SCALE



NOTES:
1. CONT. 1/4" STEEL BENT PLATE.
2. TOP FLANGE OF STEEL BEAM
3. STEEL DECK – FOR DIRECTION OF DECK, SEE PLANS.

206 *TYPICAL DECK EDGE AT ROOF*
NO SCALE

FRAMING NOTES:
1. THE TYPICAL STEEL BEAM TO STEEL COLUMN OR STEEL BEAM TO STEEL BEAM CONNECTION CONSISTS OF 3/8" SINGLE SHEAR PLATES WITH 3/4"ø ASTM A325N BOLTS. USE 5/8" SHEAR PLATES WHERE "D" = 27" OR GREATER.
2. ALL BOLTS SHALL BE INSTALLED USING SHORT SLOTTED HOLES IN EITHER THE BEAM WEB OR THE SHEAR PLATE PER LATEST AISC SPECIFICATIONS.

NOMINAL BEAM DEPTH "D"	NUMBER OF 3/4"ø ASTM, A325N BOLTS
UP TO 7"	2
8" – 11"	2
12" – 14"	3
15" – 17"	4
18" – 20"	5
21" – 23"	6
24" – 29"	7
30" – 32"	8
33" – 35"	9
36"	10

*** WHERE ASTERISK SHOWN ON PLANS, USE DOUBLE SHEAR TABS.**

203 *BOLT SCHEDULE FOR TYPICAL STEEL CONNECTIONS*
NO SCALE

NO	BY	DATE	REVISIONS	DATE	APP.

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Registered Professional Engineer (Civil)
CERTIFICATE NO.
70374
JAMES APPLEYARD
Date Signed 11/21/24
ARIZONA, U.S.A.

PREPARED BY: DUONG T. DO
R.C.E. NO. 70374 EXP: 12/31/2024
PROJECT ENGINEER: 40050
SCALE:
DRAWN: WAW
DESIGNED: DTD
CHECKED: DTD
DATE: MAR 2024

TITLE: FRAMING DETAILS

JOB: CITY OF SAN LUIS EAST WWTP CHLORINE BAY (STRUCTURAL PLANS) SAN LUIS, AZ.

PACE Advanced Water Engineering

SHEET S4.1
OF – – SHEETS
JOB NO. C292

City of San Luis

Department of Public Works

• Administration • Streets • Water • Wastewater • Solid Waste • Fleet Services •

BID TABULATION

Project: East Wastewater Treatment Plant New Chlorine Building
Project Number: BAN-2024-08
Addendum No.: 1
Date: Thursday, May 2, 2024

				Bidder No. 1		*Bidder No. 2*		*Bidder No. 3*		*Bidder No. 4*	
				GCI		***Yuma Valley***		***Taylor Engineering***		***DPE***	
Bid Item	**Description**	**Unit of Measure**	**Qty.**	**Unit Price**	**Total Cost**	**Unit Price**	**Total Cost**	**Unit Price**	**Total Cost**	**Unit Price**	**Total Cost**
1	Construct chlorine room bay	LS	1	$ 63,800.00	$ 63,800.00	$ 5,215.00	$ 5,215.00	$ 26,500.00	$ 26,500.00	$ 78,000.00	$ 78,000.00
2	Construction of CMU building with gate and tube steel fence	LS	1	$ 50,000.00	$ 50,000.00	$ 108,657.00	$ 108,657.00	$ 153,000.00	$ 153,000.00	$ 108,000.00	$ 108,000.00
3	Civil work including site grading, earth work, foundation, and all other civil work as shown in plans.	LS	1	$ 59,000.00	$ 59,000.00	$ 72,455.00	$ 72,455.00	$ 67,500.00	$ 67,500.00	$ 25,000.00	$ 25,000.00
			Subtotal		*$ 172,800.00*		*$ 186,327.00*		*$ 247,000.00*		*$ 211,000.00*
			contingency		*$ 8,640.00*		*$ 9,316.35*		*$ 12,350.00*		*$ 10,550.00*
			Total Bid		*$ 181,440.00*		*$ 195,643.35*		*$ 259,350.00*		*$ 221,550.00*

AGREEMENT

for the Construction of

CITY OF SAN LUIS
EAST WASTEWATER TREATMENT PLANT – NEW CHLORINE BUILDING

This agreement ("Contract") is made and entered into this ____ day of May 2024, by and between:

GCI Construction & Inspections, LLC 1305 E. County 16th Street Lot B Yuma, Arizona 85365 An Arizona for-profit corporation ("Contractor") and	City of San Luis 1090 East Union Street (Physical Address) P.O. Box 3750 (Mailing Address) San Luis, Arizona 85349 An Arizona municipal corporation ("City")

The Contractor and City may be referred to individually as the "Party" and collectively as the "Parties."

WHEREAS, the scope of work requires the Contractor to furnish any and all labor, materials, equipment, transportation, utilities, services, and facilities required to perform all work for the **City of San Luis – East Wastewater Treatment Plant New Chlorine Building** ("Project"), per the Contractor's bid of May 7, 2024, ("Proposal"). and to completely and totally remove and install the materials therein for the City, in a good and workmanlike and substantial manner and to the satisfaction of the City through its engineers ("ENGINEERS"), or his properly authorized agents and strictly pursuant to and in conformity with the plans and specification prepared by the ENGINEERS, and with such modifications of the same and other documents that the OWNER may make through the ENGINEERS or his properly authorized agents, as provided herein; and

WHEREAS, San Luis City Council, at a properly noticed open meeting, awarded the Bid to the Contractor on May 22, 2024; and

WHEREAS, at the same meeting, San Luis City Council directed staff to finalize an agreement with GCI Construction & Inspections, LLC.;

NOW, THEREFORE, the above recitals are incorporated into this Contract. Iin consideration of the City paying the sum of $181,440.00 to the Contractor and the Contractor constructing a New Chlorine Building at the City's East Wastewater Treatment Plant and other work incidental in the manner and at the time provided in this Contract, and in consideration of the other mutual benefits and obligations contained in this Contract the Parties agree as follows:

ARTICLE 1 - PARTICIPANTS AND PROJECT

City:	Jenny Torres, City Manager City of San Luis, Arizona Telephone: (928) 341-8520 E-mail: jtorres@sanluisaz.gov
City PROJECT MANAGER:	Jorge Perez, Assistant Director of Public Works City of San Luis Telephone: (928) 341-8577 E-mail: jperez@sanluisaz.gov
Contractor:	Oscar Galindo, Owner/Member GCI Construction & Inspections, LLC Telephone: (928) 257-6994 E-mail: ogalindo@gciinspections.com
Contractor MANAGER:	Oscar Galindo, Owner/Member GCI Construction & Inspections, LLC Telephone: (928) 257-6994 E-mail: ogalindo@gciinspections.com
PROJECT ENGINEER / DESIGNER:	Duong Do, PE Pacific Advanced Civil Engineering (PACE) Telephone: (480) 991-3595 E-mail: ddo@pacewater.com
PROJECT DESCRIPTION:	City of San Luis, East Wastewater Treatment Plant, Construction of New Chlorine Building
PROJECT LOCATION:	East Wastewater Treatment Plant is near the intersection of Avenue D and County 24th Street in San Luis, Arizona

ARTICLE 2 - CONTRACT DOCUMENTS

The Contract between the City and the Contractor shall consist of the following items, collectively the "Contract Documents:"

1. this Contract;
2. Change Orders (if any);
3. Project specifications;
4. construction plans;
5. General Conditions;
6. bid documents {including but not limited to the advertisement for bids, bid schedule, addenda (if any), additive bid items (if any)}, and the Proposal;
7. 2016 City of San Luis Supplemental to the 2015 MAG Uniform Standard Specifications and Details for Public Works Construction and City of Yuma Construction Standard Detail Drawings, MAG Uniform Standard Specifications and Details for Public Works Construction, City of Yuma Construction Standard Detail Drawings – Edition 2019; and
8. Certificates of Insurance.

By this reference, the above Contract Documents are made a part of this Contract to the same extent as if set forth in full here.

In the event of a conflict of language between the items, the documents shall govern in the order listed above. The Contract Documents shall govern in all other matters not otherwise specified by the Contract between the Parties. All previous contracts (if any) between the Contractor and City are not applicable to this Contract or other resultant contracts.

ARTICLE 3 - DESIGN PHASE SERVICES

The Contractor is not required to provide design phase services to the City in relation to this Project.

ARTICLE 4 - CONSTRUCTION SERVICES

4-1 General.

4-1.01 The Contractor agrees, at its own cost and expense, to do all Work necessary and required to fully, timely, and properly complete the construction of the Project in strict accordance with the Contract Documents in a good and workmanlike manner, free and clear of all claims, liens, and charges whatsoever, in the manner and under the conditions specified, within the Project Schedule.

4-1.02 The Contractor shall provide all the labor and materials and perform the Work in accordance with Section 4 of the General Conditions. Below are some but not all of the major components of the construction services and the corresponding subsections of Section 4 of the General Conditions.

4-1.03 At all times relevant to this Contract and performance of the Work, the Contractor shall fully comply with all laws, regulations, or legal requirements applicable to the City, the Project, and the Contract, including, without limitation, those set forth in the General Conditions.

4-1.04 The Contractor shall perform the Work under this Contract using only those firms, team members, and individuals designated by Contractor consistent with the Contractor's accepted Bid, or otherwise, approved by the City pursuant to the General Conditions. No other entities or individuals may be used without the prior written approval of the Project Manager.

4-1.05 The Contractor shall comply with all terms and conditions of the General Conditions.

4-1.06 The terms of this Contract shall control in the event of a conflict between it and the General Conditions or any exhibit to the Contract or appendix to the General Conditions.

4-1.07 For purposes of this provision, "Work Product" shall include all designs, drawings, plans, specifications, ideas, renderings, and other information or matter in whatever form created (e.g., electronic or printed) and in all media now known or in the future created. All Work Product shall be considered Work Made for Hire as defined in the United States Copyright Act 17 U.S.C. § 101 (Copyright Act). If, for any reason, any such Work is found not to be a Work Made for Hire, the Contractor, by entering into this Contract, transfers and assigns ownership of the copyright

in such Work to the City. Notwithstanding anything to the contrary in this Contract, all Work Product prepared or otherwise created in connection with the performance of this Contract, including the Work, are to be and remain the property of the City. The rights in this Section are exclusive to the City in perpetuity.

4-2 The Contractor's Pre-Contract and Pre-Work Deliverables. The Contractor shall provide the deliverables in accordance with Section 4.2 of the General Conditions.

4-3 Pre-Construction Conference. The Contractor shall attend the pre-construction conference in accordance with Section 4.3 of the General Conditions.

4-4 Performance of the Work (Including Field Measurements, Subcontractors, and Suppliers). The Contractor shall control and maintain the Project site in accordance with Section 4.4 of the General Conditions.

4-5 Control of the Project Site. The Contractor shall control and maintain the Project site in accordance with Section 4.5 of the General Conditions.

4-6 Project Safety. The Contractor shall implement and enforce Project safety in accordance with Section 4.6 of the General Conditions.

4-7 Materials Quality, Substitutions, and Shop Drawings. The Contractor shall provide materials testing and submit substitute materials and shop drawings in accordance with Section 4.7 of the General Conditions.

4-8 Project Record Documents. The Contractor shall maintain and make available the Project Record Document in accordance with Section 4.8 of the General Conditions.

4-9 Warranty and Correction of Defect Work. The Contractor shall provide warranties and correct defective Work in accordance with section 4.9 of the General Conditions.

ARTICLE 5 - CITY'S RESPONSIBILITIES

The City shall have the responsibilities and provide the information specified in, and subject to, the conditions set forth in Section 5 of the General Conditions.

ARTICLE 6 - CONTRACT TIME

6-1 Contract Time.

The Contract Time shall start with the Notice to Proceed (NTP) and end with Final Acceptance, as set forth in Section 6-4 below. The Notice to Proceed cannot be issued prior to the City's approval and acceptance of the Bid.

6-1.01 The Contract Time shall be as set forth in the Project Schedule. The Contractor agrees that it will commence the performance of the Work and complete the Project within the Contract Time.

6-1.02 Time is of the essence of this Contract, for the Project, and for each phase and designated milestone of the Contract.

6-1.03 Failure on the part of the Contractor to adhere to the approved Project Schedule will be deemed a material breach and sufficient grounds for the City to terminate this Contract.

6-2 Project Schedule. The Project Schedule, as required by Section 6.2 of the General Conditions, shall be updated and maintained throughout the Contractor's performance under this Contract in accordance with Section 6.2 of the General Conditions.

6-3 Final Completion and Final Acceptance.

6-3.01 Final Completion will be obtained within the time period set forth in the Project Schedule as defined in the General Conditions, Section 2.

6-3.02 Final Completion will be determined, and Final Acceptance will be issued pursuant to Sections 6.3 and 6.4 of the General Conditions.

6-4 Liquidated Damages.

6-4.01 The Contractor acknowledges and agrees that if the Contractor fails to obtain the Final Completion of the Work within the Contract Time, the City will sustain extensive damages and serious loss as a result of such failure. The Contractor agrees to commence Work within ten (10) Days of the date of the Notice to Proceed from the City and to to have Final Completion within **thirty (30) calendar Days after the Notice to Proceed, and no later than June 30, 2024.**

6-4.02 The City may deduct liquidated damages described in Subsection 6-4.01 above from any unpaid amounts then or thereafter due to the Contractor under this Contract. Any liquidated damages not so deducted from any unpaid amounts due the Contractor shall be payable to the City at the demand of the City, together with interest from the date of the demand at the highest lawful rate of interest payable by the Contractor.

6-4.03 Nothing in this Contract shall be deemed to constitute a waiver of any other remedy available to the City in the event of the Contractor's default under this Contract prior to full performance of the Work, including, as applicable, specific performance or completion of the Work on behalf of the Contractor, the cost and expense of which shall be offset against any monies then or thereafter due to Contractor (if any) and otherwise immediately reimbursed to City by the Contractor.

ARTICLE 7 - CONTRACT PRICE

7-1 Contract Price.

7-1.01 In exchange for the Contractor's full, timely, and acceptable performance and construction of the Work under this Contract, and subject to all of the terms of this Contract, the City will pay the Contractor the Contract Price, which is $181,440.00.

7-1.02 The Contract Price is all-inclusive and specifically includes all fees, costs, insurance and bond premiums, and taxes of any type necessary to fully, properly, and timely perform and construct the Work.

ARTICLE 8 - PAYMENT

Payments shall be made to the Contractor in accordance with Section 8 of the General Conditions.

ARTICLE 9 - CHANGES TO THE CONTRACT

Changes to the Contract may be made in strict accordance with Section 9 of the General Conditions.

ARTICLE 10 - TERMINATION

The Contract may be terminated in accordance with Section 10 of the General Conditions.

ARTICLE 11 - INSURANCE AND BONDS

11-1 The Contractor shall provide Insurance as provided in the Insurance Requirements and in accordance with Section 11.1 of the General Conditions. The Contractor shall provide proof of such insurance and all required endorsements in forms acceptable to the City prior to commencing any Work under this Contract.

11-2 The Contractor's failure to provide proof of insurance and the required endorsements, or the required bonds, in forms acceptable to the City will be a material breach and grounds for termination for cause under this Contract.

ARTICLE 12 - INDEMNIFICATION

The Contractor shall have and assume the indemnity obligations set forth in Section 12 of the General Conditions.

ARTICLE 13 - DISPUTE RESOLUTION

Any claims or disputes relating to this Contract shall be resolved according to the dispute resolution process set forth in section 13 of the General Conditions.

ARTICLE 14 - MISCELLANEOUS PROVISIONS

The miscellaneous provisions set forth in section 14 of the General Conditions shall apply to this Contract.

ARTICLE 15 - COUNTERPARTS

This Contract may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts. Such signature pages may all be attached to a single instrument so that the signatures of all Parties may be physically attached to a single document.

ARTICLE 16 - AUTHORITY

Each Party represents and warrants to the other Party: (i) that such Party is duly organized and validly existing under the laws of the State of Arizona and has full corporate power and authority to enter into this

AGREEMENT and to carry out the provisions of this AGREEMENT; (ii) such Party is duly authorized to execute and deliver this AGREEMENT and to perform its obligations under this AGREEMENT; (iii) the person executing this AGREEMENT on such Party's behalf has been duly authorized to do so by all requisite corporate action, and (iv) this AGREEMENT is a legal and valid obligation binding upon the Parties and enforceable in accordance with its terms.

The Parties have executed this Contract in Yuma County, Arizona, on the day and year set forth above, which is the day the last Party signed this Contract. The original Contract will be filed with the City of San Luis Clerk.

City of San Luis

_____
Jenny Torres, Acting City Manager

Date: _____

Attest:

_____
Sonia Cornelio, City Clerk

Approved As to Form

_____
Kay Marion Macuil, City Attorney

GCI Construction & Inspections, LLC

_____
Oscar Galindo, Owner/Member

Date: _____

City of San Luis
Department of Public Works

• Administration • Streets • Water • Wastewater • Solid Waste • Fleet Services •

May 8, 2024

Oscar Galindo
Owner/Member
GCI Construction & Inspections, LLC
1305 E. County 16th Street Lot B
Yuma, Arizona 85365
ogalindo@gciinspections.com

Subject: ***NOTICE OF INTENT TO AWARD FOR CONSTRUCTION SERVICES FOR THE CITY OF SAN LUIS EAST WASTEWATER TREATMENT PLANT NEW CHLORINE BUILDING***

Dear Mr. Galindo,

You are hereby notified that the City of San Luis, Arizona intends to award GCI Construction & Inspections, LLC the construction contract for the above cited project, in the amount of $181,440.00.

Sincerely,

Jorge Perez
Assistant Director of Public Works
City of San Luis
1090 E. Union St. / PO Box 3750
San Luis, AZ, 85349
(928)341-8577
jperez@sanluisaz.gov

AGENDA ITEM REVIEW FORM

Regular City Council Meeting **6. D.**

Meeting Date: 05/22/2024

Department Head: Sonia Cornelio, City Clerk, City Clerk's Office

Submitted By: Sonia Cornelio, City Clerk, City Clerk's Office

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2309. A resolution of the Mayor and City Council of the City of San Luis, Arizona, initiating procedures for an Alternative Expenditure Limitation (also known as the Home Rule Option) by adopting a notice of public hearings, establishing a deadline for submission of pro and con statements for the November 5, 2024, General Election ballot; and declaring an emergency. **(Sonia Cornelio, City Clerk)**

(6 votes in favor are required in order to pass immediately as an emergency measure per A.R.S. § 19-142)

SUMMARY:

Explanation of Alternative Expenditure Limitation (also known as Home Rule Option)
The Arizona Constitution Article IX § 20 limits the dollar amount that cities may spend of its local revenue.

However, a city can adopt an Alternative Expenditure Limitation, commonly referred to as the Home Rule Option, that is free from any ties to the State-imposed limitation (Article IX, Section 20, subsection 9, Arizona State Constitution). Home Rule is adopted if the following procedure is met:
(1) two (2) public hearings are held,
(2) the City Council considers the input from the public hearings and decides by 6 votes in favor to go forward with submitting the question to the voters,
(3) the majority of the qualified electors of the city vote in favor of the Alternative Expenditure Limitation issue, which may be at a regular city election or the Arizona general election.

If the alternative limitation is defeated by a majority of the qualified electors voting in the election, the city will be subject to the State-imposed expenditure limitation. No new Alternative Expenditure Limitation may be submitted to the voters for at least two (2) consecutive fiscal years (Article IX, Section 20, subsection 9, Arizona State Constitution).

If the Alternative Expenditure Limitation is approved by a majority of the qualified electors voting at the election, it will be in effect for the four succeeding fiscal years. In the fourth year, the voters may be asked to extend the Alternative Expenditure Limitation for four more years. This process must occur every four years to retain the Alternative Expenditure Limitation.

What Resolution No. 2309 Does

Resolution No. 2309 does two (2) things.
(1) It approves the attached form of notice of public hearings, which are set for June 12, 2024, at 6:00

p.m. and June 19, 2024; and

(2) it sets the deadline for statements pro and con for the November 5, 2024, ballot to be submitted to the City Clerk no later than August 7, 2024.

Emergency Passage of Resolution No. 2309

The dates of the two public hearings (which will be June 12 and 19) and the deadline for pro and con statements must be published by June 3 for two (2) consecutive weeks. To stay on track, staff will have it published on May 29 and June 5. There are not thirty (30) days between May 22 and June 3, the latest date for the first publication, so we need to pass the resolution as an emergency, so the effective date will be sooner than the thirty-day effective date of resolutions under Arizona Statutes and the City Code.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2309 AND DECLARE AN EMERGENCY.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Resolution No. 2309

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

Resolution

NO. 2309

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, INITIATING PROCEDURES FOR AN ALTERNATIVE EXPENDITURE LIMITATION (ALSO KNOWN AS THE HOME RULE OPTION) BY ADOPTING A NOTICE OF PUBLIC HEARINGS, ESTABLISHING A DEADLINE FOR SUBMISSION OF PRO AND CON STATEMENTS FOR THE NOVEMBER 5, 2024, GENERAL ELECTION BALLOT; AND DECLARING AN EMERGENCY.

WHEREAS, because Arizona is in the top states for fastest growing population, and San Luis is the sixth fastest growing city in Arizona, the City of San Luis, Arizona ("City" or "San Luis"), the city has many needs to provide the services and infrastructure for its growing population; and

WHEREAS, the Arizona Constitution Article IX § 20 limits the dollar amount San Luis may spend of its local revenue; and

WHEREAS, the Arizona Constitution Article IX § 20(2) permits cities to have Alternative Expenditure Limitation (a) once the City Council has considered whether to go forward after two (2) public hearings, (b) if the City Council has approved moving forward with the Alternative Expenditure Limitation, then the Alternative Expenditure Limitation is submitted to the voters of the city, and (c) finally the Alternative Expenditure Limitation will be permitted if the voters pass the new expenditure limitation with the amount set by the Arizona Auditor General; and

WHEREAS, on February 14, 2024, through Resolution No. 2303, the City Council ordered that the General Election be held on November 5, 2024; and

WHEREAS, Resolution No. 2303 did not contain that the Alternative Expenditure Limitation would be on the ballot, nor the notice of public hearings, nor the deadline for pro and con statements before the November 5, 2024, General Election, and

WHEREAS, this Resolution No. 2309 will allow the City Council to start the process to potentially lift the expenditure limitation, enabling the city to use local revenue it already has and submit the question to the voters on the November 5, 2024, General Election Ballot; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Luis, Arizona:

Section 1: City Council approves and adopts the form of notice of public hearings for June 12, 2024, at 6:00 p.m. and June 19, 2024, at 6:00 p.m. regarding the Alternate Expenditure Limitation attached to this Resolution No. 2209 as Exhibit A and is incorporated into this Resolution no. 2309 by this reference.

Section 2: The City Council authorizes the City Clerk to request arguments for and against the Alternative Expenditure Limitation, which shall be submitted to the City Clerk no later than 6:00 p.m. on August 7, 2024.

Section 3: The City Council authorizes and directs the appropriate City officers and employees to perform all necessary or desirable acts to give effect to Resolution No. 2309.

Section 4: The immediate operation of the provisions of this Resolution No. 2309 is necessary for the preservation of the public peace, health, and safety of the City of San Luis because, under Arizona law, the notice of public hearings must be published in a newspaper for two (2) consecutive weeks, with the first publication no later than June 3, 2024, leaving insufficient time to allow for the thirty days for the Resolution to become effective.

PASSED, APPROVED, AND ADOPTED by the Mayor and the City Council of the City of San Luis, Arizona, this _____ day of May 2024.

_____
Nieves Riedel, Mayor

ATTEST:

_____
Sonia Cornelio, City Clerk

APPROVE AS TO FORM:

_____
Kay Macuil, City Attorney

Exhibit A

NOTICE

CITY OF SAN LUIS
NOTICE OF PUBLIC HEARINGS
REGARDING THE CITY'S INTENTION TO ADOPT AN
ALTERNATIVE EXPENDITURE LIMITATION - HOME RULE OPTION

The City of San Luis hereby gives notice pursuant to Arizona Revised Statute section 41-563.01 of two (2) Public Hearings to be held at the scheduled Regular City Council meeting of June 12, 2024, at 6:00 p.m. and at the Special City Council meeting of June 19, 2024, at 6:00 p.m., at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349, regarding the city's intention to adopt an Alternative Expenditure Limitation – Home Rule Option. During the Public Hearings, the city will accept verbal and written comments concerning the proposed intention to adopt an Alternative Expenditure Limitation – Home Rule Option.

By order of the City of San Luis Council.

Signed:

_____
Sonia Cornelio, City Clerk

AGENDA ITEM REVIEW FORM

Regular City Council Meeting **6. E.**

Meeting Date: 05/22/2024

Department Head: Sonia Cornelio, City Clerk, City Clerk's Office

Submitted By: Sonia Cornelio, City Clerk, City Clerk's Office

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2310. A Resolution of the Mayor and City Council of the City of San Luis, Arizona, establishing deadlines for Pro and Con Statements for the November 5 th, 2024, General Election Ballot on the Southwest Gas Franchise Agreement; and declaring an emergency. **(Kay Marion Macuil, City Attorney)**

(6 votes in favor are required in order to pass immediately as an emergency measure per A.R.S. § 19-142)

SUMMARY:

The voters must approve the Southwest Gas Franchise Agreement. The Franchise Agreement expires this year. As part of the process, San Luis must request pro and con statements for the publicity pamphlet that goes with the ballot to explain the ballot question.

This Resolution No. 2310 sets the deadline for pro and con statements for August 7, 2024.

The resolution must pass as an emergency because the notice of the deadline must be published in a newspaper by June 8, 2024. Resolutions by Arizona Statute and City Code do not become effective for 30 days, and there are not 30 days between May 22 and June 8. So, it must be passed as an emergency so that it takes effect in time for publication.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2310 AND DECLARE AN EMERGENCY.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

Resolution
No. 2310

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, ESTABLISHING DEADLINES FOR PRO AND CON STATEMENTS FOR THE NOVEMBER 5TH, 2024 GENERAL ELECTION BALLOT ON THE SOUTHWEST GAS FRANCHISE AGREEMENT; AND DECLARING AN EMERGENCY.

WHEREAS, on February 14, 2024, through Resolution No. 2303, the City Council ordered that the General Election be held on November 5, 2024, to include on the ballot the Southwest Gas Franchise agreement; and

WHEREAS, this Resolution No. 2310 is needed to set the deadline for the pro and con statements so that they may be included in the publicity pamphlet with the ballot; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of San Luis, Arizona:

Section 1: The City Council authorizes the City City Clerk to request arguments for and against the Alternative Expenditure Limitation, which shall be submitted to the City Clerk no later than 6:00 p.m. on August 7, 2024.

Section 2: The City Council authorizes and directs the appropriate City officers and employees to perform all necessary or desirable acts to give effect to Resolution No. 2310.

Section 3: The immediate operation of the provisions of this Resolution No. 2310 is necessary for the preservation of the public peace, health, and safety of the City of San Luis because, under Arizona law, the notice of public hearings must be published in a newspaper for two consecutive weeks, with the first publication no later than June 8, 2024, leaving insufficient time to allow for the thirty days for the Resolution to become effective.

PASSED, ADOPTED, and APPROVED by the Mayor and City Council of the City of San Luis, Yuma County, Arizona, this ____ day of May 2024.

Nieves Riedel, Mayor

ATTEST:

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

Kay Marion Macuil, City Attorney