

MINUTES
Work Session
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
December 4, 2024
6:00 p.m.

APPROVED by Council
Date: 1/8/2025
Clerks Office: SC

1. CALL TO ORDER/ROLL CALL

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

PRESENT: Mayor Nieves Riedel
Council Member Tadeo A. De La Hoya – arrived at 6:01 p.m.
Council Member Javier Vargas – arrived at 6:02 p.m.
Council Member Luis E. Cabrera
Council Member Matias Rosales
Council Member Maria Cecilia Cruz

ABSENT: Vice Mayor Gloria Torres

OTHERS PRESENT: Jenny Torres, Acting City Manager
Kay Marion Macuil, City Attorney
Sonia Cornelio, City Clerk
Adela Cortez, Director of Human Resources
Alexis Gomez, Code Enforcement Officer
Angelica Roldan, Director of Parks and Recreation
Antonio Maldonado, Multimedia Production & Operations Specialist
Armando Esparza, Director of Economic Development
Domingo Sosa, Graphics & Media Specialist
Edgar Esparza, Billing & Collections Manager
Eulogio Vera, Director of Public Works
Francia Alonso, Public Information Officer
Glenn Gimbut, Assistant City Attorney
Janeth Diaz, Permit Services Coordinator
Joaquin Campa, Building Official
Jorge Perez, Assistant Director of Public Works
Jose A. Guzman, Director of Development Services
Juan Tejeda, Associate Planner
Justin Neuman, Paralegal
Maria Sabori, Risk Management Manager
Martha Jimenez, Building Inspector II
Miguel Ramirez, Finance Accounting Manager
Roman Pacheco, Planning Coordinator
Esteban Rosales, Council Member Elect
Lizeth Servin, Council Member Elect

George Anaya, Planning & Zoning Commission Chairman
Christian Cuevas, Translator
Elizabeth Carpenter, Von Verde Partners, LLC
Mark Concha, Resident
Omar Duron, Superintendent for Somerton School District No. 11
Alberto Leon, Resident
Angelica Ortiz, Member of the Planning & Zoning Commission
Vianey Vega, Vega & Vega Engineering

2. ITEMS FOR DISCUSSION ONLY:

2. A. Presentation and overview of the Development Services Department functions and Services. (Jose A. Guzman, Director of Development Services)

Mr. Jose A. Guzman, Director of Development Services, made a PowerPoint presentation that included the department's functions, an overview of the development process, and a comparison of building permits, revenues, and inspections during fiscal years 2017-2018 to 2023-2024. A copy of this presentation is included with the complete agenda packet filed in the City Clerk's Office.

2. B. Discussion and possible directions to staff on any and all matters regarding a proposed Development Agreement between the City of San Luis, Arizona, Von Verde Partners, LLC, Somerton School District No. 11, and Yuma Union High School District No. 70 for the development of property located between Avenue E and Avenue D and between County 24th Street and County 24 ½ Street. (Jose A. Guzman, Director of Development Services)

Mr. Jose A. Guzman, Director of Development Services, informed that this is a request by Vega and Vega Engineering for the development of 320 acres; this agreement is to establish requirements for infrastructure and improvements on the main streets section and midsection lines. He mentioned that this development will require the same requirements as other developments; in this case, the city is asking for them to provide the necessary right-of-way, which they have proposed to dedicate the right-of-way within 90 days of the approval of the development agreement. He added that improvements to this property will be made in different phases as they develop the property.

Mayor Nieves Riedel stated that acquiring the right-of-way during the development will be a good practice to avoid problems in the future.

Mr. Glenn Gimbut, Assistant City Attorney, informed that the master agreement stipulates that the required right-of-way will be dedicated to the city within 90 days of the approval of the agreement. The purpose of this agreement is to cure any problems with the lot splits done in the past, and it addresses all those issues.

Council Member Matias Rosales asked if there is a termination date on the master agreement.

Mr. Gimbut replied that the master agreement terminates in 15 years, as the developer believes that the property will be built out in less than 15 years. This is an infrastructure agreement and not a land use agreement. He stated that the purpose of this agreement is to determine what infrastructure is wanted in the main lines and main roads, what will go in the ground, and what will trigger.

Council Member Matias Rosales asked what would happen if the agreement expires.

Mr. Gimbut replied that the only reason no infrastructure would be built is that the land is not being developed.

Council Member Javier Vargas asked if every requirement would be detailed in writing to avoid future confusion.

Mr. Gimbut replied that, indeed, everything will be in writing, and the agreement will get recorded and, therefore, on notice to all property owners.

Council Member Matias Rosales commented that Avenue E is a commercial truck route, and schools will be constructed along this road where there is a lot of commercial traffic and the San Luis Commercial Port of Entry II will continue to grow. He stated that the city needs to make sure that no problems are created, just like in Cesar Chavez Boulevard with all the schools along that road.

Mr. Gimbut replied that there was a specific clause in the agreement that stated that when schools are built and developed, they will do so in a manner that ensures there are no school zones or school crossings on Avenue E.

Mayor Nieves Riedel asked if this item could be included in the next regular council meeting, which is scheduled for December 11, 2024.

Mr. Gimbut replied that he would like to see the agreement in writing before presenting it to the City Council for approval. Staff is still negotiating changes; they have not been put in writing yet.

Mr. Mike Maerowitz, attorney to Von Verde Partnership, LLC, thanked staff for working hard on this agreement over the last four (4) months. He informed that there is a 20-page agreement, and there are some changes that need to be done to make sure that everything is covered. The purpose of this agreement is to make sure that everything is in writing as these parcels develop over time based on what the parcel is required to construct in terms of infrastructure improvements, such as water and sewer and roadway infrastructure improvements. Furthermore, he mentioned that one of the items is the right-of-way dedication; many of those exist today along County 24th Street; there is a 50-foot right-of-way dedication that needs to increase by 5 feet, the only exception is the right-of-way on Parcel D, does not exist because of the lot split that was recorded without going through the city's process. Still, this agreement fixes that, as it requires right-of-way dedications that need to occur within 90 days of the agreement's approval.

Mr. Gimbut informed that staff had received information from Yuma Union High School District No. 70 that they may not develop on lot D for 10-15 years. The agreement has a provision that states that when lot E gets developed and the infrastructure along County 24th Street and County 24 ½ Street, but lot D has not yet been built, lot E will be required to build that infrastructure; they can get a payback agreement but they will be required to build that. Furthermore, he added that Mr. Eulogio Vera, Director of Public Works, asked to add a provision for water main lines on 24th Avenue, where a water line loop system is required, where dead-ends on the water line so that all be looped. Any wastewater lines developed will be done in a contiguous manner that makes sense for sewer service.

Mr. Omar Duron, Superintendent for Somerton School District No. 11, expressed gratitude for the parcel's donation to his school district for a future school. He acknowledged that he understands the traffic situation, but fortunately, the future Somerton school will be located on lot B, which is off the concerned path. He mentioned that, unfortunately, the bond did not pass, but staff will figure out how to bring another school to the area.

2. C. Discussion and possible directions to staff on any and all matters regarding the resolutions for creation and order of work for the required improvement districts for Belleza del Desierto Unit III and Bienestar Estates Phase 2 Subdivisions. (Jose A. Guzman, Director of Development Services)

Mr. Jose A. Guzman, Director of Development Services, made a presentation of the requirements of improvement districts. He informed that since the city does not have a property tax, the improvement districts are done to take care of the maintenance of the retention basins, lighting and landscaping. He added that two (2) subdivisions would be creating improvement districts; each subdivision requires six (6) resolutions, which are placed on the consent agenda in the next scheduled council meeting.

There were no questions or comments from the members of the City Council.

3. Adjournment

MOTION: Council Member Tadeo Azael De La Hoya/Council Member Matias Rosales to adjourn the meeting at 6:49 p.m. Motion passed unanimously.

The vote was as follows:


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

APPROVED:



Nieves Riedel, Mayor

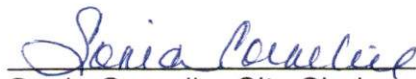
ATTEST:



Sonia Cornelio, City Clerk

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the Work Session minutes for the City Council of the City of San Luis, Arizona, held on December 4, 2024. I further certify that the meeting was duly called and held and that a quorum was present.



Sonia Cornelio, City Clerk