

APPROVED by the City Council
Meeting Date: 4/23/2025
City Clerk's Office: SC

MINUTES
Special Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
March 19, 2025
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 Tadeo Azael De La Hoya
Council Member Maria Cecilia Cruz
Council Member Esteban C. Rosales
Council Member Lizeth Servin
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
Adela Cortez, Director of Human Resources
Alexis Gomez, Code Enforcement Officer
Angel Ramirez, Fire Chief
Angelica Roldan, Director of Parks & Recreation
Antonio Maldonado, Multimedia Production and Operations Specialist
Armando Esparza, Director of Economic Development
Eulogio Vera, Director of Public Works
Isaac Gutierrez, GIS Analyst
Israel Lara, I.T. Technician
Jaime Frias, I.T. Specialist
Joaquin Campa, Building Official
Juan Leal Rubio, Assistant Director of Development Services
Juan Tejeda, Associate Planner
Maria Barajas, Human Resources Generalist
Maria Sabori, Risk Manager
Martha Jimenez, Building Inspector II
Miguel Ramirez, Finance Accounting Manager
Olivia Jenkins, Administrative Services Manager
Richard Bauermann, Fire Inspector
Roman Pacheco, Planning Coordinator

Roula Encinas, Director of Finance
Tomas Sanchez, Engineer
Victor De La Torre, Safety Officer
Alberto Leon, Resident
James Allen Jr., Resident
Manuel Rojas, Resident
Maria Gonzalez, Resident
Maria Robles, Resident
Mark Concha, Resident
Vianey Vega, Vega & Vega Engineering

Mayor Nieves Riedel declared a conflict of interest on Items No. 3.A. and 3.B and asked Vice Mayor Tadeo Azael De La Hoya to take over the meeting.

2. PLEDGE OF ALLEGIANCE

Mrs. Sonia Cornelio, City Clerk, led the Pledge of Allegiance.

3. DISCUSSION AND POSSIBLE ACTION ITEMS:

3. A. Public hearing followed by discussion on any and all matters regarding the Land Use Assumptions and Infrastructure Improvement Plan, part of the process of the Development Fees Update as required by the Arizona Revised Statutes. (Jose A. Guzman, Director of Development Services)

A. Staff presentation

Mr. Jose Guzman, Director of Development Services, explained that this meeting is part of the process for updating the development fees. These fees are based on the land use assumptions and infrastructure improvement plan, which projects the growth and the infrastructure needed to support it. The fees are paid at the time of the building permit and do not impact current homeowners, unless they buy a new house. During the January 22nd Work Session, Mr. Ben Griffin from Tischler Bise presented the report and proposed fees to the City Council. The fees are also included in the report and are not required at this stage, but are included to allow the City Council to provide initial feedback. A public hearing is required as part of the process, and the adoption of these documents is scheduled for April 23, 2025. After this, staff will begin the process of updating the fees. The first public hearing is scheduled for May 28, 2025, and the adoption of the fees will be July 9, 2025, with an effective date of September 22, 2025. He briefly spoke on the comparison of current fees by nearby cities and the City of San Luis', adding that staff met with different departments to review the proposed fees. The report is included with the complete Agenda Packet filed at the City Clerk's Office.

B. Open Public Hearing

Vice Mayor Tadeo Azael De La Hoya opened the Public Hearing.

C. Call to the public on this item

There were some questions and comments from the City Council and Mr. Guzman regarding the fees for the nearby municipalities.

Vice Mayor Tadeo Azael De La Hoya inquired about the initiation and purpose of this process.

Mr. Guzman replied that state law requires the city to update the fees every five (5) years, therefore, staff started the process as part of the requirement. The last time the fees were updated was in 2019.

Mr. James Allen Jr., 1549 E. Babbit Lane, San Luis, AZ, commented that he has seen the figures and noticed the proposed fees, which are almost double those of the non-utility and utility impact fees. In comparison to other cities, staff need to look at a lot of other small details as well. He thinks about waiting to approve it for one (1) reason; when the federal lines go through, it could change a whole level of things at the city. This is a big increase.

D. Close Public Hearing

Vice Mayor Tadeo Azael De La Hoya closed the Public Hearing

E. Action or possible direction to staff

MOTION: Council Member Javier Vargas/Council Member Maria Cecilia Cruz to direct staff to proceed without change. The motion passed with four (4) Ayes and two (2) Abstentions by Mayor Nieves Riedel and Council Member Lizeth Servin.

The vote was as follows:

Mayor Nieves Riedel	Abstained
Council Member Maria Cecilia Cruz	Aye
Council Member Esteban C. Rosales	Aye
Council Member Lizeth Servin	Abstained
Council Member Javier Vargas	Aye

3. B. Discussion and possible direction to staff on any and all matters regarding staff's intent to initiate the process of adopting updated building codes to align with those of neighboring municipalities. (Joaquin Campa, Building Official)

Mr. Joaquin Campa, Building Official, requested the City Council's direction and approval to proceed with reviewing and subsequently adopting the newest edition of the International Building Code, specifically the 2024 edition. He added that building codes are the foundation of the building industry and the environment, as they ensure that structures and designs are constructed with the safeguarding of health, safety, and welfare for visitors, residents, and businesses in the City of San Luis. Updated codes are crucial for addressing new material, technology practices and emerging energy efficiency. The adoption of this code is not only for safety, which is the most important part of the code, but also to be in alignment with the neighboring jurisdictions which will make the city more attractive for growth and investments.

Vice Mayor Tadeo Azael De La Hoya inquired about the initiation and purpose of this process.

Mr. Campa responded that the City of San Luis is currently using the 2018 edition and wants to align with the City of Yuma, which is transitioning to the 2024 edition. The Insurance Service Office is very concerned about having updated codes for cities, so they can define the policies and insurance for homes.

Council Member Lizeth Servin asked if this initiative would take into consideration Main Street.

Mr. Guzman responded that Building Codes are specifically for buildings and structures. There are other regulations, like zoning, that regulate parking, landscaping and everything else that is not a building.

Ms. Jenny Torres, Acting City Manager, inquired about the process and whether construction companies are eligible to participate and understand what the changes will be.

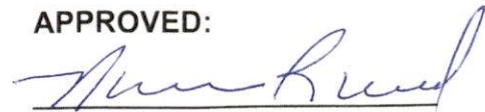
Mr. Campa replied that staff will review the amendments and plan to adopt the code for this region, which will include the climate zone, seismic, and wind load requirements. Contractors and the public will be informed of these changes and invited to attend the public meetings.

This item was informational only and required no motion by the City Council.

4. ADJOURNMENT

Vice Mayor Tadeo Azael De La Hoya adjourned the Special Council meeting at approximately 6:17 p.m.

APPROVED:



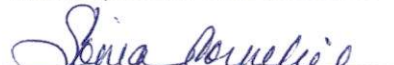
Nieves Riedel, Mayor

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 March 19, 2025. I further certify that the meeting was duly called and held and that a quorum was present.


Sonia Cornelio, City Clerk