

MINUTES
Work Session
San Luis City Council
San Luis Council Chamber
1090 E. Union Street
January 21, 2015
6:30 p.m.

APPROVED by Council
Date: February 11, 2015
Clerk's Office: /s/ S. Cornelio

CALL TO ORDER/ROLL CALL

Mayor G. Sanchez called the Work Session to order at approximately 6:34 p.m.

ROLL CALL

PRESENT: Mayor Gerardo Sanchez
Vice-Mayor Matias Rosales
Council Member Ruben Walshe
Council Member Maria C. Ramos
Council Member Africa Luna-Carrasco
Council Member Mario Buchanan Jr.

ABSENT: Council Member Gloria Torres

OTHERS PRESENT: Robert Eads, City Manager
Sonia Cornelio, City Clerk
Tadeo A. de la Hoya, Director of Operations
Andrea Moreno, Police Department
Chris Kasid, Parks & Recreation Director
Daniel Paz, IT Coordinator
Eulogio Vera, Public Works Director
Hank Green, Fire Chief
James Neujahr, Police Chief
Jenny Torres, Community Development Director
John Starkey, Building Safety Director
Jose Guzman, Assistant Planner
Katie St. Louis, Finance Director
Manuel Rojas, Asst. Public Works Director
Olivia Jenkins, Utilities Director
Victor Figueroa, Lieutenant
Jennifer Cisneros, Asst. Parks & Recreation Director
Pamela Green, Visitor
Nieves Riedel, Resident
Najeh Edais, Edais Engineering
Guillermina Fuentes, Resident
Cesar Neyoy, Bajo El Sol
Lucy Lopez, San Luis AZ News

AGENDA ITEMS:

1. Discussion on any and all matters regarding the selection of colors and placement of “Welcome to San Luis” signs designed and constructed by the San Luis High School welding class.

Mr. Chris Kasid, Parks and Recreation Director, presented to the Mayor and Council with pictures of two different designs of the “Welcome to San Luis” signs that will be placed at the two (2) main entry points into San Luis, Arizona. He presented two (2) different designs one included a computer generated color sign and the other is a bronze/copper sign. Mr. Kasid recommended going with the bronze/copper color, as the students did not like that colored sign. He added that by letting them choose, they can take ownership of the project, but if what they choose does not look right, then it can be changed. Furthermore, he added that he spoke with Mr. Omar Velasquez regarding putting solar light in the signs, and it can be done. A map with the possible locations was also presented with one going on Highway 95 and County 21 ½ Street and the other sign on Avenue F.

2. Discussion and possible action on any and all matters regarding the appointment of a member to the Western Arizona Council of Governments (WACOG) Executive Board.

Mr. Tadeo A. de la Hoya, Director of Operations, informed that this item is to replace former Council Member Marco A. Pinzon from the Western Arizona Council of Governments (WACOG) Executive Board. He added that the meetings are held every other Monday in Parker, Arizona. He mentioned that he received an email from Council Member Gloria Torres, expressing her interest.

3. Discussion and possible action on any and all matters regarding the appointment of a member to the Western Arizona Council of Governments (WACOG) Yuma County Advisory Board Meetings.

Mr. Tadeo A. de la Hoya, Director of Operations, informed that this item is to replace former Council Member Marco A. Pinzon from the Western Arizona Council of Governments (WACOG) Yuma County Advisory Board. He informed that the meetings are held every three (3) months in Yuma, Arizona. He mentioned that he received an email from Council Member Gloria Torres, expressing her interest.

4. Discussion on any and all matters to the appointment of a new member to the Economic Development Commission.

Ms. Jenny Torres, Community Development Director, informed that in September 2014, the City Council established an Economic Development Commission. The purpose of this commission is conformed of three (3) missions, one is to serve as an advisory board for the Business Incubator; two to serve as an advisory board to the City Council on any Economic Development Project and; three to serve as an action team that is going to be focusing in developing an Economic Development Strategic Plan, the funds has been allocated from Arizona Public Service and other state agencies. Furthermore, she added that there are different categories for this commission, which consist of Financial Bank, Healthcare, Education, Workforce, Small Business/Entrepreneurship, Retail and Industrial. She informed that Ms. Leticia Aragon from Bella's Fashion representing retail, has resigned from the commission. Ms. Torres presented Council with a list of possible candidates that have expressed their interest in becoming a member of the Economic Development Commission.

Council Member R. Walshe commented that he understands that members of the Economic Development Commission do not have to be a resident of San Luis in order to become a member, but it is very important that they have an interest in the community. He added that he has two (2) more people that might be interested in the board, once he confirm their interest, he will be contacting Community Development so that they can be added to the list.

Ms. Torres informed that the qualifications to become a member is that they have to be a resident of the City, they can be a licensed business or they can have an interest in economic development.

Council Member A. Luna-Carrasco asked what constitutes an interest in Economic Development.

Ms. Torres replied that this is pretty wide and it can be anybody that is an architect, engineer, etc., there is no specific language, it can be anybody.

Mayor G. Sanchez commented that currently in the board there is a representative of each sector; he stated that retail is very crucial on this board.

Ms. Torres replied that she can advertise to attract more people from retail. She added that she will be contacting more people from the retail industry to see if they are interested.

5. Discussion on any and all matters regarding the authorization to purchase the Public Safety Answering Point (PSAP) for our Communications Division from Century Link in the amount of \$58,727.00 from Council's contingency fund/account.

Mr. James Neujahr, Chief of Police, commented that currently the only Public Safety Answering Point (PSAP) is located in Somerton, AZ; it is monitored and answered by the Somerton Police Department Dispatch Center. As a result any 911 calls originated from San Luis, AZ are directed to the City of Somerton Police Department Dispatch Center or the Yuma County Sheriff's Communications Center (YCSO). Once the Somerton Dispatcher or YCSO determines the caller's needs in the City of San Luis, the 911 caller is transferred over to the San Luis Police Dispatch Center over the radio or notified San Luis that they will be transferring a 911 call with a short synopsis of the call. He commented that San Luis has grown substantially over the years and the vast majority of 911 calls received are from San Luis. He added that both San Luis Fire and Police Departments have long known the need to have its own PSAP. Furthermore, he added that San Luis was quoted a cost of approximately \$300,000.00 to install and maintain the PSAP 911 system, though the City could not afford the high cost of the system, the City has demonstrated the need for the service. He informed that now with the updating of technology, the prices have changed. He added that the cost of the total 911 service has changed and the cost per dispatch position has changed to \$24,000.00 a year per position with a minimum of two (2) positions. In addition, there is a one-time cost of \$10,727.00 for the installation and an ongoing annual cost of \$48,000.00 with a minimum five (5) year maintenance contract. He mentioned that the Police Department is requesting funding from the Council's contingency fund to pay the one-time installation fee and first annual maintenance cost for two (2) PSAP positions, with a total amount of \$58,727.00. He commented that with over 31,000 calls for service and 4,000 911 calls, the City's 911 call volume exceeds the minimum required by the State in order to have its own system. Mr. Neujahr informed that the Police Department has three (3) positions that have been vacant for the last six (6) months, in that time there has been a salary savings so there is money that can be used for PSAP salaries. He added that it takes 90 days to order and install the equipment. He stated that they would like to go forward with this project. He mentioned that if the annual payment is made prior to the end of FY 2014/2015, then the City would not be responsible for payment in FY 2015/2016, but will be responsible for annual payments beginning in FY 2016/2017.

Mayor G. Sanchez asked if the funds available from salaries can be used for the purchase of the equipment.

Mr. Robert Eads, City Manager, replied that it is not the best practice to do, but it can be done. He added that he would like to work in finding ways to fund this project. He mentioned that if funding is not found, then staff will come back before Council requesting funding from contingency funds.

Mayor G. Sanchez asked if staff has spoken with the Mr. Rosendo Morales, San Luis Municipal Judge, about using some of his funds for this project.

Mr. Neujahr replied that he did spoke with Mr. Morales, and stated that he was looking for a project were Court funds can be utilized.

Mr. Hank Green, Fire Chief, informed that there is tremendous demographic change since 1988 when the 911 system came into place, the City was not prepared. He mentioned that now is the time that the City steps forward with the project. He commented that projections are that the State will consider in the future, within the five (5) year contract, that they may take over all of the 911 systems in Arizona, it is now becoming economically feasible to fund this project.

Vice-Mayor M. Rosales commented that this will relieve the work load to the City of Somerton and will improve their services.

Ms. Heather Morris, 911 Project Program Manager for Yuma County, commented that right now the City of Somerton is limited in their staffing and they are absorbing the callers for San Luis.

Council Member M.C. Ramos asked if dispatchers are trained in pre-arrival instructions.

Mr. Green replied that the training that staff is allowed do is Emergency Medical Dispatching (EMD), but staff does not have that training now, since they have experience on their side, but the full authorized EMD training is through the Association of Public-Safety Communication Officials (APCO). APCO has standardized and certify the pre arrival instructions and process. These guidelines are then reviewed and signed off by the Medical Director, that brings the Tele-communicator/Dispatchers (EMDs), Emergency Medical Technicians (EMTs) and our Certified Emergency Paramedics under the same authority for patient treatment.

Ms. Morris informed that if the City decides to go forward with the 911 system, CenturyLink will provide the equipment such as, monitors, keyboards, microphones, the lines to the system, they will integrate the existing lines to the new lines, all of the maintenance, etc., the only thing that won't be covered is equipment moved or if its damaged.

Mayor G. Sanchez stated that this is a great project and asked staff to start looking for funds.

6. Discussion on any and all matters regarding the award of bids for Firefighter Personal Protective Equipment in the total preliminary amount of \$226,167.84 through Assistance to Firefighter Grant.

Mr. Hank Green, Fire Chief, informed that a few weeks ago staff came before Council requesting authorization to go out to bid for Fire Fighter Personal Protective Equipment through the Assistance to Firefighter Grant (AFG). He mentioned that this equipment 90% will be funded by the grant. The grant amount is \$292,494.00. He informed that only one bid was received from FDC Rescue Products for personal protective equipment (PPE) and self-contained breathing apparatus (SCBA). The preliminary total of the bid is \$226,167.84. Upon receipt of all equipment ordered, a request to FEMA/AFG will be submitted to expend the un-used portion of the grant. The additional equipment will supplement the original equipment and continue to enhance the purpose of the original equipment purchased, the organizational operations and the safety of the personnel. Furthermore, he added that there are additional items (helmets, hoods, gloves and boots) that will also be purchase using some of the balance of these funds.

Mayor G. Sanchez asked if the new equipment will be only for new firefighters.

Mr. Green replied that this equipment will be for all firefighters.

Mayor G. Sanchez asked what is going to happen to the old equipment, can it be donated to another organization?

Mr. Green replied that the old equipment needs to be taken out of service; it cannot be given to another fire department. It will be considered surplus, it can be donated to another fire department not in the United States. He informed that trucks, ambulance, and other equipment can be donated to San Luis Rio Colorado, Sonora, Mexico, if Council so desires.

7. Discussion on any and all matter pertaining to the proposed Development Agreement with Riedel Construction., and Rezoning Case No. 2014-0112 as both pertain to proposed subdivision known as Las Quintas De San Luis 2.

Mr. John Starkey, Building Safety Director, informed that the original request was for four (4) parcels from Rural Area Residential (RA-10) to Medium-High Density Residential (R-2). He informed that during the Planning and Zoning Commission meeting held on November 18, 2014, members recommended that Parcel 1 and Parcel 4 be tabled, because there was no development plans submitted. He mentioned that Parcel 2 and Parcel 3 are being discussed during this work session meeting. Mr. Starkey informed that the Planning Commission's recommendation is the negotiation of the Development Agreement for improvement on outside roads. Mr. Starkey presented Mayor and Council with a map indicating the location of the proposed development. He

explained that the agreement states that Riedel Construction and the City will split the cost of street lights and improvements on County 22nd Street.

Mayor G. Sanchez asked Mr. Starkey to explain what he meant by “split cost”.

Mr. Starkey replied that it means that the City will be responsible to pay half of the cost for the improvements. He added that all this will take place in the next fiscal year, so staff will have to add it to next year’s budget.

Mayor G. Sanchez stated that before staff would only vote in the rezoning; he asked if new regulations are been used.

Mr. Starkey replied that this proposed subdivision is the most difficult that staff has run through in the City, because it is located in a sand dune hill and not in flat level ground like most of the subdivisions. He mentioned that all these requirements are now in the 2012 Zoning Code and it allows requesting more information of the project, such as engineering review before it goes in the zoning stage to make sure that the subdivision can be built without any significant issues. He added that this has been reviewed and there are no significant issues that cannot be resolved, they all can be resolved.

Mayor G. Sanchez asked what major requirement was made by the engineer.

Mr. Starkey replied that the consulting engineer recommended significant redesign criteria for County 22nd Street, such as the exits for the subdivision avoiding having blind areas. He added that one of the specialties consulting engineer Doug Nichols is designing roads.

Mayor G. Sanchez asked if there is any way that a final design is presented before Council; he added that they would like to see how the roads and housing are going to look. He mentioned that one of the issues brought was that the residents living on the corner was that the new subdivision will limit their view.

Council Member A. Luna-Carrasco asked if those property owners were promised the view. She also asked who will cover the expenses for sidewalks and lights if this project is approved.

Mr. Starkey replied that if there were promised their view, that should never have been done, because you cannot promise something that you do not know what is going to happen in the future. He added that the expenses will be covered by both the City and developer.

Council Member M. Buchanan Jr. commented that his main concern is the traffic in that area. He asked if a traffic study has been done in that area.

Mr. Starkey replied that no traffic study has been done and that the City should consider doing one in that area. He commented that according to the engineers, Torres Street is a collector street, because everybody will be using Torres Street to get to 10th Avenue.

Vice-Mayor M. Rosales asked who will be responsible to do the traffic study.

Mr. Eulogio Vera, Public Works Director, replied that it will be hard to know what will be the traffic needs in that area. He added that the developer has agreed to mitigate any needs that come out of the traffic study should be needed. At this moment it is hard to know, as staff has been talking to the consultant that is doing the roadway alignment analysis. The consultant does not think that a traffic study is needed at this time.

Mayor G. Sanchez commented that he understands that at this stage is very hard to know what kind of study is needed. He asked if after seen the final plans for the subdivision and is found that a study is needed, it is going to get done.

Mr. Vera replied that if that is the case then it will be a requirement of the subdivision.

Mayor G. Sanchez asked how will retaining walls be built.

Mr. Vera replied that at this stage it is a conceptual plan, but the developer and the engineer are talking about solid retaining walls.

Vice-Mayor M. Rosales asked staff to address the right-of-way issue on County 22nd Street.

Mr. Starkey commented that in order to create the lot, the owner of the property is doing lot splits, as part of the lot splits the right-of-way needs to be granted.

Mayor G. Sanchez asked that when staff and/or engineers reviewed the plans, were there any issues.

Mr. Starkey replied that drainage is the biggest issue because when the City gets storms that is the major issue because there is a huge difference in elevation between the subdivision and the canal. He added that there are three (3) professional engineers working on this project, all these issues will be worked out to the satisfaction of the Public Works Director. Furthermore, he informed that all requirements requested have been met by the development, including the creation of a light district.

Mayor G. Sanchez asked what kind of zoning is this subdivision.

Mr. Starkey replied that the development was requesting R-2, which allows 10 units per acre. He commented that the request was downgraded to R-1-6, which gives 3 ½ to 4 units per acre. He added that R-1-6 only allows single family homes.

Mayor G. Sanchez asked what was the major objection that the Planning and Zoning Commission had.

Mr. Starkey replied that the Planning and Zoning Commission did not have any objections. He informed that at the regional meeting the public objected to the R-2 zoning because it allows apartments.

Mayor G. Sanchez asked if the City has the sewage capacity to connect this new subdivision and if there will be any restrictions to provide the service.

Mr. Starkey replied that the City has the capacity, and there are no restrictions at this time.

Mayor G. Sanchez asked if the Police Department has seen the plans and what is their thought.

Mr. James Neujahr, Police Chief, stated that they have not had the chance to review the plans, but he knows that more vehicles will be moving in that area.

Council Member M.C. Ramos stated that her major concern is the traffic that this new subdivision will generate. She added that currently the traffic flow on 10th Avenue is bad.

Mayor G. Sanchez asked when was the last time a subdivision was developed.

Mr. Starkey replied that the last development was in 2007, when Bienestar 9A and 9B were developed.

Mayor G. Sanchez stated that it is very important that Council reviews and asks questions, because in order for this to get approved it will need the majority of Council. He asked how safe is it to have one entrance and one exit.

Mr. Hank Green, Fire Chief, replied that his department would like to see two ways of access to the subdivision. He informed that by reviewing the preliminary plans, his request has been fulfill at this level.

Mayor G. Sanchez asked what kind of impact fees this will generate.

Mr. Starkey replied that the developer will be paying for impact fees, which includes, building permits, plan checks, sub permits, which is approximately \$8,000.00 per average home.

Council Member M. Buchanan Jr. commented that he understands that a project will make an impact in the City. He stated that he believes that the City is not ready for a

new subdivision. He added that he believes that the City should be ready for the traffic flow that this will generate; this will affect everyone in that area. He stated that he is not 100% satisfied with the project.

Mr. Starkey commented that this subdivision is 30 acres, which is considered a small subdivision, other developments done in the City are approximately 160 acres.

Council Member M. Buchanan Jr. stated that he understands that, but his concern is that the City is not ready for this project, especially roads.

Mr. Starkey replied that roads do not get built unless a subdivision is built.

Mr. Vera replied that he does not have an answer to Council Member Buchanan Jr. at the moment, but he will work on the numbers and have them ready for the next meeting. He informed that this information is part of the development stage, but this can be done with the information available.

Mr. Robert Eads, City Manager, stated that staff will work in the traffic flow in that area, but the new vehicles will not be included. This will provide housing to the current residents and traffic will shift from other places to this area. He added that this information will be brought before Council for review.

Council Member A. Luna-Carrasco stated that she agrees with Council Member M. Buchanan Jr. She commented that as far as public safety, the City does not have the workforce to provide services for this new area.

Mr. Eads commented that growth is a life cycle of progress, were new development is going to come, and this will bring more revenues to the community to be able to provide more services. He added that with current resources the City may not be prepared for traffic.

Mayor G. Sanchez added that the City is not ready for several things, but will that stop development? He stated that he understands that with new development the City will need workforce, but they will be generating more taxes, impact fees, etc. The other issue is the legality about it. He asked if there have been any constitutional issues.

Ms. Kay Macuil, Assistant City Attorney, replied that at this time there have been no constitutional issues.

Mayor G. Sanchez stated that he understands that this development may take years to get developed and the traffic will not be generated at this time. He asked Mr. Starkey and Mr. Vera to work in the number for traffic flow.

Vice-Mayor M. Rosales commented that he understands that development comes in a slow pace. He added that the need for growth is there, Council has been pushing hard to bring more economic development, but this cannot be done if the City does not grow.

Mayor G. Sanchez stated that he understand that this is just the zoning phase. He added that staff should look at the whole picture.

Vice-Mayor M. Rosales said that in order to spend the money in the studies the developer needs to get the zoning change. He stated that he understands Council's concern, but in order to get to that point the zoning needs to change in order to get to that point.

Council Member M. Buchanan Jr. asked if this item is to change the zoning only, why is this item in discussion since 2014. Why Council did not make a decision back then, if it was easy?

Vice-Mayor M. Rosales replied that this item was never brought to Council before.

Mr. Starkey replied that the Planning and Zoning Commission was having concerns about the development for about a month so that more information could be provided to fulfill their requests. Then the developer requested to continue the item for approximately two months to put all the preliminary plans together. He informed that originally the items were presented before the Planning and Zoning Commission in July 2014, then for the second time in November 2014 and when most of the engineering issues worked out it, was brought before Council for consideration.

Ms. Macuil stated that it is a zoning change but it is conditioned. The recommendation from the Planning and Zoning Commission is that zoning be conditioned according to the development plans and the development agreement.

Mr. Eads informed that there is one issue that needs to get passed on the agreement, which is the cost split on the street lighting, curb, gutter and sidewalks, section 3.5 of the draft development agreement. Everything else has been agreed. He mentioned that staff needs to work with the developer and come to an agreement and bring that before Council and bring it with the rezoning with an agreement already worked out.

Mayor G. Sanchez stated that he would like to see the numbers requested from Mr. Vera.

Council Member A. Luna-Carrasco commented that in the future she would like to see that the developer pays more than 50% of the improvement expenses.

8. Discussion concerning Ordinance No. 333, a proposed ordinance of the Mayor and Council of the City of San Luis adopting and approving a 2015 supplement to the City Code.

Ms. Sonia Cornelio, City Clerk, informed that Ordinance No. 333 is the introduction of the 1st supplement of the City of San Luis City Code. She added that the City Code was adopted in October 10, 2012. She informed that with the 1st supplement staff is incorporating the ordinances that were adopted after the City Code was adopted.

9. Adjournment

MOTION: Council Member A. Luna-Carrasco/Council Member M.C. Ramos to adjourn the meeting at approximately 8:19 p.m. Motion passed unanimously.



Certification of Council Minutes

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session meeting of the San Luis City Council held on January 21, 2015. I further certify the meeting was dully called and held and that the quorum was present and that the City Council approved these minutes at their Regular Council meeting held on February 11, 2015.

Dated this 12th day of February, 2015.

/s/ Sonia Cuello, City Clerk