

MINUTES
Work Session
San Luis City Council
San Luis Council Chamber
1090 E. Union Street
February 4, 2015
6:30 p.m.

APPROVED by Council
Date: February 25, 2015
Clerk's Office: /s/ S. Cornelio

CALL TO ORDER/ROLL CALL

Mayor Gerardo 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-arrived at 7:07 p.m.
Council Member Gloria Torres
Council Member Maria C. Ramos
Council Member Africa Luna-Carrasco
Council Member Mario Buchanan Jr.

OTHERS PRESENT: Robert Eads, City Administrator
Sonia Cornelio, City Clerk
Tadeo A. de la Hoya, Director of Operations
Glenn Gimbut, City Attorney
Andrea Moreno, Police Department
Aracely de la Hoya, Senior Center
Daniel Paz, IT Coordinator
Eulogio Vera, Public Works Director
Geraldine Gutierrez, PIO/Assistant to Council
Hank Green, Fire Chief
James Neujahr, Police Chief
Jenny Torres, Community Development Director
John Starkey, Building Safety Director
Kay Macuil, Assistant City Attorney
Katie St. Louis, Finance Director
Olivia Jenkins, Utilities Director
Yolanda Dueñas, Fleet Services/Facilities
Marco Santana, Police Department
Jennifer Cisneros, Assistant Parks & Recreation Director
Gary Black, Comite de Bienestar
Pamela Green, Visitor
Lucy Lopez, San Luis AZ News
Cesar Neyoy, Bajo el Sol

AGENDA ITEMS:

1. Discussion on any and all matters regarding Ordinance No. 336. An ordinance of the Mayor and Council of the City of San Luis, Arizona, amending the San Luis City Code Title VII Traffic Code by adding Chapter 76 relating to prohibiting use of communication devices while driving motor vehicles and riding bicycles.

Mr. James Neujahr, Police Chief, informed that this ordinance is to restricts the use of cell phones, talking or texting while operating a motor vehicle and riding bicycles. He mentioned that staff and the City Attorney's Office worked very hard in this ordinance, also contacted other cities in the State of Arizona and it is very necessary for the City have this ordinance. He informed that during the year of 2014, there were 261 traffic accidents in the City, and the number goes up as years pass by.

Mr. Marco Santana, Traffic Sergeant, informed that as part of public safety the San Luis citizens, the San Luis Police Department in collaboration with the City Attorney's Office is pursuing the enactment of a City ordinance pertaining to the use of communication devices while driving a vehicle or riding bicycles. He presented Mayor and Council with a power point which is in file with the City Clerk. His presentation also included a video. After his presentation Mr. Santana added that staff did some research in the State of Arizona with Cities/Counties which have ordinance similar to Ordinance No. 336.

Council Member M.C. Ramos thanked the Police Department for setting standards by working on this ordinance.

Mayor G. Sanchez commented that this ordinance needed to be done a long time ago. He asked how long is this going to take to enforce it in the City.

Mr. Neujahr replied that people will be stopped whether they are caught texting or not, but there are certain actions that people does when texting, by stopping them will warn them and will let them know how important it is that they do not text and drive. He informed that it may take up to six (6) months to educate citizens before a citation is issued. Furthermore, he added that staff will be handing out flyers, press releases, TV and radio spots before a citation is issued.

Mr. Glenn Gimbut, City Attorney, commented that the ordinance also includes language that otherwise looking at a screen is also a violation.

Vice-Mayor M. Rosales asked how an officer will distinguish when someone is changing a radio, some vehicles have touch screens.

Mr. Neujahr replied that it is been defined as a handheld device.

Council Member M. Buchanan Jr. asked how an officer argues that the person was texting while driving; can the phone be checked to see if the person was texting?

Mr. Santana replied that it will be part of the education process; an officer will not be able to just check the phone.

Mr. Neujahr also replied that in order to check someone's phone will have to be a very serious event and by law officers are required to do a search warrant; for infraction case an officer will not be able to check the phone, but if it is involve in an accident a search warrant can be obtained.

Council Member G. Torres commented that California has this same law, but they are allowed to use a Bluetooth device. She asked if by using a hands free device will also be in violation.

Mr. Gimbut replied that using a hands free device will not be a violation.

Council Member A. Luna-Carrasco asked if vehicle and bicycle operators will be treated the same.

Mr. Santana replied that they will be treated the same and the fine will be not less than \$250.00 if it is involved in a collision and it is or if is not the fine will be not less than \$100.00.

Mr. Robert Eads, City Manager, commented that he wants everybody to understand that everybody will be treated the same. He mentioned that staff will be the leaders, and will have to set the example.

Council Member M.C. Ramos thanked the Police Department for this new ordinance. She mentioned that it will be a hard thing to enforce at the beginning, but at the long run a life will be saved.

Mayor G. Sanchez also thanked the Police Department.

2. Discussion on any and all matters regarding Resolution No. 1084. A resolution of the Mayor and City Council of the City of San Luis, Arizona, in support of the Senior Housing Development Project "Las Brisas Sunset Apartments" for the application of Low Income Housing Tax Credits (LIHTC) from the Arizona Department of Housing.

Ms. Jenny Torres, Community Development Director, informed that during 2014 the City was approached by Comite de Bienestar in partnering to submit an application to the Arizona Department of Housing. The project is located in a 3.26 acre by Rio Seco Street and Mariah Street. The project will consist of 64 units of affordable housing; they are

focusing in assisting seniors 62 years and over with a one (1) and two (2) bedroom units. Furthermore, she added that Comite de Bienestar did a market study as required to submit the application. Ms. Torres read the result of the study which states "based upon the demand and capture rate calculations, conversation with City officials, conversations with department managers, no vacancies in the one (1) and two (2)

bedroom units in the affordable rental properties in the market area, high population and household growth, and the presence of a long waiting list, it is concluded that Las Brisas Sunset Apartments is greatly needed in the market area and would not detrimentally affect other senior low income housing tax credit in the market area". Furthermore, Ms. Torres added that there is only one (1) senior project in this community, which is Las Quintas located on 10th Avenue, a 33 unit project, which is fully occupied with a two (2) year waiting list. She added that she contacted the Yuma County Housing Department to find out how many seniors they have on their waiting list for Section 8. She was informed that they have 80 people waiting for Section 8, in their procedures and regulations if a senior qualifies for Section 8, they qualify for a one (1) bedroom unit, but there are no units. She mentioned that low income tax credits are very competitive. She added that since 2003 the San Luis has not received that funded. Ms. Torres informed that Comite de Bienestar has invested to submit the application approximately \$109,000.00, just in the application. Last year the City of San Luis approved a resolution, but it was done after the deadline. She added that any grant application where local funding is contributed it has a better chance to get funding. She added that this project is approximately \$6 million, from which Comite de Bienestar is requesting 2% of the total cost of the project. Furthermore, she added that the impact fee that the City will be receiving is \$449,060.00, if the project is approved. She informed that staff is recommending this project.

Mr. Gary Black, Comite de Bienestar (Comite), commented that the project consists of 64 units from which 25% of those into special population area, which means that this will open up for areas where 62 years and older be homeless, disabled, veterans, etc. This is the 4th time that Comite has applied for this grant and it is very competitive. He stated that Comite needs the City's support.

Mayor G. Sanchez stated that he is for the project; he added that he noticed that in the proposed location there are four (4) different types of housing in that area, homes, condos, mobile homes and now the proposed apartments. He asked if all the other lots in the surrounding area have been sold, how desirable is that area to live in.

Mr. Black replied that the area is in the heart of the City, everything needed is one (1) mile away from various services. This makes one of the most desirable spot, but this project will bring services for elderly. He informed that the proposed location is zoned R -3 (High Density Residential), it is an ideal location. He added Yuma County Area Transportation have placed a bus stop on Las Brisas Blvd. and also Comite will provide a handicap van that will be included in the tenant services; this van will provide

transportation twice a week and/or on call if they have to attend to doctors' appointments.

Vice-Mayor M. Rosales commented that he agrees with Ms. Torres comment about the one (1) bedroom apartments. He asked if there is a reason why Comite are building more two (2) bedroom apartments than one (1) bedroom, since the shortage is in the one bedroom apartments.

Mr. Black replied that there is always a reason, especially when you get into multifamily housing. He added that you have to be in certain dollar to reach a certain permanent loan, in order to meet the loan criteria Comite has to have to cash flow to make the project work.

Vice-Mayor M. Rosales asked how parking will be done in this project.

Mr. Black replied that the engineer has review and has developed 44 parking spaces (four (4) structures with eleven (11) parking spaces each). He added that the design work is been done at this moment, this will eliminate parking in front of each house. Furthermore he added that this project will be more affordable for residents, as they will have solar power.

Mayor G. Sanchez commented that he is not against of the project; this project is something that is needed. He mentioned that the \$400,000.00 for impact fees is a possible gain, if the project is built. He stated that it is going to be an issue if a 4th project is presented in that same area because is not feasible.

Mr. Black stated that staff has been working on this project for the last four years, and he understands Mayor Sanchez concerns. He added that Comite will make this project work. He informed that Comite will manage the project.

Council Member A. Luna-Carrasco commented that this is a great opportunity to offer affordable housing to elderly people.

Mr. Black commented that it will be an eight (8) month construction period and 90 day lease period. He mentioned that if the project is funded, construction will start in September 2016 and have it will be fully occupied by September 2018.

3. Adjournment

MOTION: Council Member M.C. Ramos/Council Member M. Buchanan Jr. to adjourn the meeting at approximately 7:29 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 February 4, 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 25, 2015.

Dated this 26th day of February, 2015.

/s/ Sonia Cuello, City Clerk